PB# 88-36

Quality Home Builders (Major Sub.)

57-1-73

Quality Home Builders Majol Bub -

speed 7/3//92

applicant: Quality Home Bldrs 562-8667 GENERAL RECEIPT **TOWN OF NEW WINDSOR** 12760 555 Union Avenue New Windsor, NY 12550 Received o DISTRIBUTION: FUND CODE WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564 GENERAL RECEIPT **TOWN OF NEW WINDSOR** 12761 555 Union Avenue New Windsor, NY 12550 Received o DOLLARS DISTRIBUTION FUND CODE WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564 GENERAL RECEIPT 12762 **TOWN OF NEW WINDSOR** 555 Union Avenue New Windsor, NY 12550 DISTRIBUTION: FUND CODE

General Receipt

WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

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[©] WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564		Title	
			
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Williamson Lys Book Co., Rechester, N. Y. 14669			Title

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MAJOR SUBDIVISION FEES:
APPLICATION FEE
ESCROW: RESIDENTIAL: LOTS @ 150.00 (FIRST 4 LOTS)\$ LOTS @ 75.00 (ANY OVER 4 LOTS)\$ COMMERCIAL: LOTS @ 400.00 (FIRST 4 LOTS)\$ LOTS @ 200.00 (ANY OVER 4 LOTS)\$
TOTAL ESCROW DUE\$
* * * * * * * * * * * * * * * * * * * *
APPROVAL FEES MAJOR SUBDIVISION:
PRE-PRELIMINARY PLAT APPROVAL \$ 100.00 PRELIMINARY PLAT APPROVAL (150.00 OR 15.00/LOT) \$ 150.00 FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT) \$ 125.00 FINAL PLAT SECTION FEE \$ 150.00 BULK LAND TRANSFER. (\$100.00) \$
TOTAL SUBDIVISION APPROVAL FEES\$ 375.00
* * * * * * * * * * * * * * * * * * * *
RECREATION FEES:
LOTS @ \$1000.00 PER LOT\$ 4,000.00
* * * * * * * * * * * * * * * * * * * *
THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:
PLANNING BOARD ENGINEER FEES \$ 1,007.80 PLANNING BOARD ATTORNEY FEES \$ MINUTES OF MEETINGS \$ 13.50 OTHER \$ 1021.30 ************************************
₱ 13 9 6.3 PERFORMANCE BOND AMOUNT:\$ 142,875.00
5% OF ABOVE AMOUNT
ESTIMATE OF PRIVATE IMPROVEMENTS: \$
4% OF FIRST \$50,000.00 OF ABOVE:\$ 2% OF REMAINDER OF ABOVE:\$
TOTAL INSPECTION FEE DUE:\$

MOTION-ESTABLISH PERFORMANCE BOND-QUALITY HOMES OF ORANGE COUNTY INC.

Motion by Council_______, seconded by Council_______
that the Town Board of the Town of New Windsor establish a
performance bond in the amount of \$142,875.00 for Quality Homes of
Orange County Inc., to be deposited with the Town Clerk. As per the
recommendation of McGoey, Hauser and Edsall Consulting Engineers,
P.C.

ROLL CALL:

MOTION CARRIED:

	C.B. H. 88-35	1507
O FIAFILAND 1988	PA TO THE ORDER OF THE PROPERTY BUILDERS, INC. P. O. BOX 10 P. D. BOX 10 P. O. BOX 10 P. O. BOX 10 P. O. BOX	50-1241/219
•	FOR THE COLOR OF 10. 41 40.	

Mereiri 2/10/92 2:45 m

September 11, 1991

QUALITY HOMES SUBDIVISION (88-36) CHESTNUT AVENUE

William Hildreth, L.S. of Grevas & Hildreth and Lou Tedaldi came before the Board representing this proposal.

MR. HILDRETH: We have approvals from Orange County Health Department as of August 9th, the offsite drainage has been addressed, engineering comments have been addressed. All the departmental reviews have been completed. SEQRA was completed some time ago. We are here for the Board to consider final approval. I was --

MR. VAN LEEUWEN: We got a public hearing?

MR. HILDRETH: Yes, everything is done. We have been through two Chairmans.

MR. TEDALDI: I had hair when we started this.

MR. SCHIEFER: Any further questions?

MR. LANDER: Is this a town road or is this a public road?

MR. SCHIEFER: That's a town road, gentlemen.

MR. LANDER: Go to Orange County?

MR. HILDRETH: Yes, in fact, I have a copy of the plans here with their stamp on it. There should be a letter in the file.

MR. VAN LEEUWEN: This thing has been in front of us quite a few times already. I have no problem with it.

MR. SCHIEFER: Anybody have any questions?

MR. DUBALDI: I think Mark has some comments.

MR. SCHIEFER: Just went over Mark's quickly and I think, Mark, these have been addressed, right?

MR. EDSALL: I'm not sure of the status of the bonds, description and offers and fees but that's your normal subject to's anyway.

MR. HILDRETH: Descriptions are done. We may have to come up with a bond.

MR. EDSALL: As far as I can find from the records, you finished all your procedural items and if you care to approve it subject to the three items, I believe you'd be in good shape.

MR. TEDALDI: If it was approved subject to what kind of time limit do I have now coming towards the end of the season, if I wanted to tackle this in the spring time. Could I have like a subject to and get the final when I get everything in two or three months from now or is there a time limit?

MR. EDSALL: You'd have 180 days from the approval action and you'd be able to get two 90 day extensions so a maximum of 360 days to comply with the conditions.

MR. SCHIEFER: Basically, a year.

ř

MR. PETRO: But to even act on it, all you have to do is start something. Once you have started on the site plan, it doesn't have to be completed.

MR. EDSALL: This is to get the plan stamped. He would have 360 days in affect to get the bond in.

MR. KRIEGER: He's got three steps, to get the conditions complied with that was the 180, he's got to apply diligently thereafter for a building permit and after receiving the building permit, the third thing is he has to diligently pursue construction. Diligently being --

MR. VAN LEEUWEN: Bonding and dedication.

MR. KRIEGER: That's before you get the, I'm sorry, you're right.

MR. SCHIEFER: Anyone want to make a motion for approval subject to those three conditions?

MR. VAN LEEUWEN: I so move.

MR. LANDER: I'll second it.

September 11, 1991

MR. SCHIEFER: Motion for approval subject to the applicant submitting an improvement bond, estimating --

MR. KRIEGER: That that bond be approved by the engineer.

MR. EDSALL: Subsequently been approved by the, accepted by the engineer and approved by the Town Board. They do the ultimate approval.

MR. SCHIEFER: That's one condition. The second one, dedication is taken care of, offers of dedication and all fees are paid. Those are the three conditions which is the subject to, then we'll vote.

ROLL CALL:

Mr.	Petro	Aye
Mr.	. VanLeeuwen	Aye
Mr.	Dubaldi	Aye
Mr.	Lander	Aye
Mr.	Schiefer	Aye

WASHINGTON GREEN AMENDED SITE PLAN (91-19) ROUTE 32

Mr. Joseph Sweeney came before the Board representing this proposal.

MR. SWEENEY: I'm here before the Board to seek a site plan amendment to the Washington Green Condominium Project. For information for the Board, I prepared a brief letter for the record stating our intent, what these changes entail. I have since the last time I spoke to you, I did attend a work session with both Mark Edsall and the Fire Inspector regarding this site. I'd like to emphasize that these changes that we're making right now are market driven. We are building to the response of what is selling with today's economy. What we're proposing to do is change from 2-eightplex units here with another eightplex unit up above as Building R into three smaller fourplex units and amend Building R to a twelve unit complex, which is actually of smaller dimension than the eightplex that was originally proposed.

MR. VAN LEEUWEN: What are you going to make smaller?

MR. SWEENEY: Just the way the layout of the eightplex which was a country kitchen, which was this last amendment we got approval on it. The building size, actually the dimensions are 16 feet.

MR. VAN LEEUWEN: The twelve units that are going in this building are okay?

MR. SWEENEY: They are exactly the same as the other condo flats that we have existing now.

MR. VAN LEEUWEN: Same size?

MR. SWEENEY: Same size.

MR. VAN LEEUWEN: These will have twelve in them also?

MR. SWEENEY: Yes.

MR. SCHIEFER: Exeder is seeking approval to the site plan to Washington Green. The total unit count and bedroom count remains unchanged, maintain 210 two-bedroom units. As a result of this change, there's a



RICHARD D. McGOEY, P.E. WILLIAM J. HAUSER, P.E. MARK J. EDSALL, P.E. Main Office 45 Quessaick Ave. (Route 9W) , New Windsor, New York 12553 (914) 562-8640

☐ Branch Office 400 Broad Street Milford, Pennsylvania 18337 (717) 296-2765

TOWN OF NEW WINDSOR PLANNING BOARD REVIEW COMMENTS

PROJECT NAME:

QUALITY HOMES SUBDIVISION

PROJECT LOCATION:

CHESTNUT DRIVE AND VASCELLO ROAD

PROJECT NUMBER:

88-36

DATE:

11 SEPTEMBER 1991

DESCRIPTION:

THE APPLICANTS HAVE SUBMITTED A PLAN FOR THE MAJOR SUBDIVISION OF A 3.02 +/- ACRE PARCEL INTO FIVE (5) SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 12 OCTOBER 1988, 14 DECEMBER 1988 AND 24 APRIL 1991 PLANNING BOARD MEETINGS.

- 1. At this time, it is my understanding that the procedural and SEQRA items have been completed for this project. At the 24 April 1991 meeting, several items were to be accomplished, as follows:
 - a. Reference variances received from ZBA on plan.
 - b. Submit public improvement bond estimate.
 - c. Submit descriptions for dedications.
 - d. Obtain approval regarding off-site drainage improvements from Town Highway Superintendent.
- 2. The Board should note that the Applicant has submitted an off-site drainage plan and has received approval from Fred Fayo for same (by memorandum dated 18 July 1991).
- 3. The variances received regarding the application have been indicated on the subdivision plan.

TOWN OF NEW WINDSOR PLANNING BOARD REVIEW COMMENTS

-2-

PROJECT NAME:

QUALITY HOMES SUBDIVISION

PROJECT LOCATION:

CHESTNUT DRIVE AND VASCELLO ROAD

PROJECT NUMBER:

88-36

DATE:

11 SEPTEMBER 1991

- 4. At this time it is my recommendation that the Board consider final approval of this application, subject to the following conditions:
 - a. That the Applicant submit a Public Improvement Bond Estimate for the project.
 - b. That the Applicant submit descriptions and Offers of Dedication in connection with the project.
 - c. That the Applicant pay all fees to the Town in connection with this application.

Respectfully submitted,

Mark J. Edsall, P.E. Planning Board Engineer

MJEmk

A:QUALITY2.mk

CORRESPONDENCE:

QUALITY HOMES SUBDIVISION: Letter of request for extension of approval.

BY MR. EDSALL: They were advised I think you should look at my memo.

BY MR. SCHIEFER: I'm am going to, based on your comments, there is no need to go into this thing.

BY MR. PETRO: What they are going to have to do is -

BY MR. EDSALL: They have been advised of the situation and they are advised even if they came in, there is nothing more that the Board can do.

BY MR. PETRO: They have to make a new application.

BY MR. EDSALL: They have 180 day extension which, based on my quick calculations, till September.

BY MR. PETRO: They have to secure a building permit by then.

BY MR. EDSALL: They have to meet all the conditions of the approval by then. If they are not able to meet the conditions of approval by that date, it's still active. They have no problem. I don't know why they asked for another extension. They have received one that goes to the end of this year or September of this year.

BY MR. DUBALDI: How many more extensions can we give them?

BY MR. EDSALL: You can't by state law.

BY MR. KRIEGER: They got conditional approval, they got that long to meet the conditions. If they don't meet the conditions they will lose approval.

BY MR. PETRO: They lose application they'll have to make new application, very simple.

BY MR. EDSALL: They have until September 5, 1992 which could be confirmed actual date but that is my calculation to meet the conditions or they will have

to reapply and start again and unfortunately that is not a condition of the Town of New Windsor law, that section 276 of the Town Law of the State of New York so we can't change that, simple as that.

BY MR. PETRO: Can you relay that to them?

BY MR. EDSALL: They have already been told that is why they are not here.



RICHARD D. McGOEY, P.E. WILLIAM J. HAUSER, P.E. MARK J. EDSALL, P.E. Main Office 45 Quassaick Ave. (Route 9W) New Windsor. New York 12553 (914) 562-8640

☐ Branch Office 400 Broad Street Milford, Pennsylvania 18337 (717) 296-2765

26 May 1992

MEMORANDUM

TO:

Town of New Windsor Planning Board

FROM:

Mark J. Edsall, P.E., Planning Board Engineer

SUBJECT:

OUALITY HOMES SUBDIVISION

NEW WINDSOR PLANNING BOARD 88-36

A review of the Planning Board Agenda for 27 May 1992 indicates that Quality Homes is requesting an extension to the approval of their subdivision on Chestnut Avenue, New Windsor Planning Board Reference 88-36. Please be advised that a review of our records indicates that this subdivision received conditional final subdivision approval on 11 September 1991. In accordance with Section 276 of the Town Laws of the State of New York, said conditional approval would expire one hundred eighty (180) days after the resolution of conditional approval. Based on my review, such expiration date would be 9 March 1992, unless extended.

Section 276 also permits the extension of the conditional approval for a period not to exceed two (2) additional ninety (90) day periods. Such an extension was granted by the Planning Board at their 22 January 1992 meeting, granting a full one hundred eighty (180) day extension to the conditional approval.

As such, the Applicant has received the maximum permissible extension for a conditional subdivision approval. It is my understanding that the conditional subdivision approval will expire on 5 September 1992. Further, it is my opinion that no further extensions are permitted by law and, should the approval expire, a new application and full approval procedure would be required.

Respect folly submitted,

Mark/J./ Edsall, P.E. Planning Board Engineer

MJEmk

A:5-26/E.mk

QUALITY HOME BUILDERS OF ORANGE COUNTY, INC.

CUSTOM BUILDERS
P.O.BOX 10
WARHINGTONVILLE, N.Y. 10992
TEL. 914 486-8357

496-4141

January 6,1992

Planning Board Town of New Windsor 555 Union Ave New Windsor, NY 12553

Chairman Town of New Windsor Planning Board

We at Quality Home Builders, respectfully request a 180 day extension on our subdivision entitled Quality Home Builders of Orange County, Inc. (Chestnut Ave Major Subdivision).

Presently, we have done some minor tree cutting. But do to weather conditions, we plan on doing major part of the work when bond is received and the weather breaks.

Lewis Tedaldi President

LT:sjk

1/22/92 Granted Extension of Approval for 180 days.

Date	3/	191	192	19
	••••••	T	,	- /

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE NEW WINDSOR, NEW YORK 12550

10 Frances Roth 389 Mooree Hill Rd DR Wew Windsor, NY 12553

DATE		CLAI	MED	ALLOWED
1/22/92	Planning Board Meeting	75	00	
7-1	Miscellaneous 189	نه	50	·
91.22	Blooming Grove - 9 pgs	40	50	
91-26	Mason - 4 pgs	18	00	
72-2	Petronella - 5 pgs	22	50	
32-3	De Dominieus - 2pgs	٩	00	
12-4	Pena -6 pus	27	00	
-	Quality -1pg	4	50	
	Windsor Crest -18 pgs	81	66	
		282	00	

Pate 6/23/92 ,19

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE NEW WINDSOR, NEW YORK 12550

TO Frances Both 389 Moores Hill DR.

DATE		CLAIN	/ED	ALLO W ED
5/27/82	Planning Board Mieting	75	00	
	Planning Board Mieting Misc - 2			
2-3	Dedominicus - 7 pgs =1.50			
2.21	AH.F53 13 50 p			
0.31	C4R-6 27.00 th			
12-24	N.W. Fire House 14 63.00 PAS			
	Quality Homes - 2 9.00			
2-25	m+, St. Joseph -4 18.00 1 1 1/92			
	Stewart's -3 13.50 for 6121			
		184	50	
		259	50	

January 22, 1992

QUALITY HOMES LETTER FOR REQUEST OF EXTENSION OF APPROVAL (88-36)

MR. PETRO: We have a letter from Louis Tedaldi requesting 180 day extension on the subdivision entitled Quality Home Builders of Orange County Inc. We have done some minor tree cutting but due to to wet weather conditions we plan on doing a major part of the work when the bond is received and the weather breaks. Mike, do you have anything you want to say?

MR. BABCOCK: Yeah it's a 7 lot subdivision in Beaver Dam. There was a problem you guys wanted some drainage out of the back he wound up buying a house on the next road over to be able to get a drainage easement over onto Vascello. He had to buy the house next door on Vascello to get an easement through there for the sewer, you guys wouldn't let him put a pump station and the drainage off the road. So that took quite some time.

MR. LANDER: Is this his first extension?

MR. PETRO: Yes make a suggestion that we do a 90 day, let's give him a 90 day extension and have him back in 3 months.

MR. VAN LEEUWEN: We can give him 6 months. I make a motion we give him 6 month extension.

MR. LANDER: Second it.

MR. BABCOCK: 180 days he's allowed.

MR. VAN LEEUWEN: 180 days is 6 months.

MR. PETRO: We have a motion made to give Quality Home Builders 180 day extension.

MR. LANDER: I'll second it.

ROLL CALL

MR. DUBALDI AYE
MR. VAN LEEUWEN AYE
MR. LANDER AYE
MR. PETRO AYE



TOWN OF NEW WINDSOR

555 UNION AVENUE NEW WINDSOR, NEW YORK 12553

January 7, 1992

Town of New Windsor Town Board 555 Union Avenue New Windsor. NY 12553

ATTENTION: GEORGE GREEN, SUPERVISOR

Town of New Windsor Planning Board 555 Union Avenue New Windsor, NY 12553

ATTENTION: CARL SCHIEFER, CHAIRMAN

SUBJECT: QUALITY HOMES OF ORANGE CO., INC. - PERFORMANCE BOND FOR PUBLIC IMPROVEMENTS

Dear Supervisor Green and Chairman Schiefer:

Our office has performed a review of the public improvement bond estimate dated 18 September, 1991, as prepared by the office of Grevas & Hildreth, L.S. (a copy of which has been enclosed). In line with our review of this bond estimate as compared to the approved plans, sheets 1 through 3 of 3 last revised 3 July, 1991, please be advised of the following:

The performance bond estimate to cover the cost of roadway, sewer, drainage and other public improvements totalling \$142.875.00 appears to be satisfactory. I would point out that the lineal footage of 8" sewer line under paragraph "B" equals 460 l.f. not 640 l.f. as noted, however, the cost provided is correct.

Further be advised that no plans or details for the off-site drainage improvements requested by the Highway Superintendent along Vascello Road have been provided, however, the bond estimate does incorporate under item "D" the improvements required.

On the basis of the above, it would be the recommendation of our office that a performance bond be established in the amount of \$142,875.00.

If you should have any additional questions in this matter, please contact our office.

Very truly yours,

Richard D. McGoey, P.E., Engineer for the Town

RDM:mlm

cc: Pauline Townsend, Town Clerk
J. Tad Seaman, Attorney for the Town
Mark Edsall, P.E., P.B. Engineer
Michael Babcock, Building Inspector

GUALITY HOME BUILDERS OF ORANGE COUNTY, INC. CHESTNUT AVENUE MAJOR SUBDIVISION

PUBLIC IMPROVEMENT BOND ESTIMATE

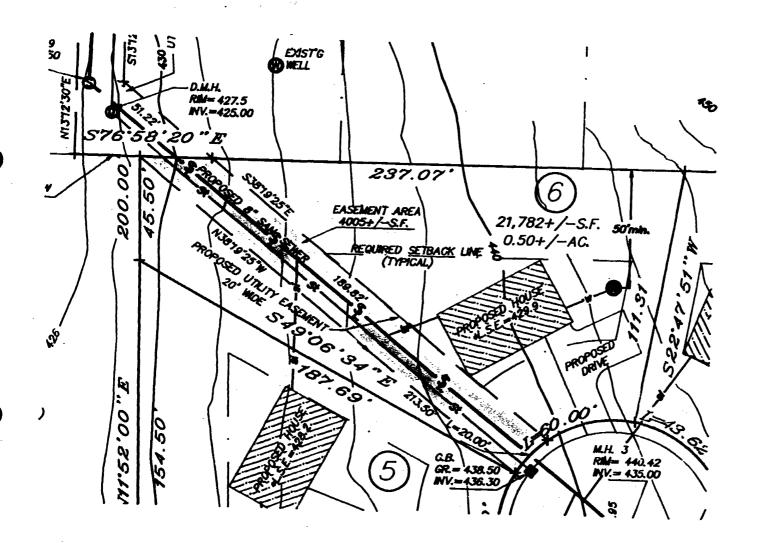
		· .		
	ITEM	QUANTITY	UNIT PRICE	AMOUNT
A,	Roadway Items 1. Clear, Grade & Subgrade Prep.	24,000 S.F.	\$0.30	\$7,200
	2. Subbase Material	600 C.Y.	20.00	12,000
	3. Concrete Curbing	925 L.F.	17.00	15,725
	4. Asphalt Conc. Blader (4")	400 Ton	45.00	26,000
	5. Asphalt Con. Top (2*)	200 Ton	65.00	13,000
	d. Street Signs	1 Ea.	125.00	125
		Subtotal		74,050
닭,	Sewage Collection System Items	**.		
	1. Precast Concrete Manholes	4 Ea.	1,500.00	6,000
	2. 6" Dia. PUC Sewer Pipe	460 448 L.F.	40.00	18,400
	3. House Laterals (4º PVC)	5 Ea.	375.00	1,875
		Subtotal		26,275
Ç,	Storm Drainage Items (On-Site)	e de Ag		
	1. 18" CMP, Coated & Paved	490 L.F.	20.00	14,700
•	2. Cetch Basins, Curb Type	3 Ea.	1,500.00	4,500
÷	3. Catch Basins, Flat Grate	i Ea.	1,400.00	1,400
	4. Drainage Manholes	1 Ea:	1,500.00	1,500
		Subtotal	The second secon	22,100

Page 2 of 2

QUALITY HOME BUILDERS OF ORANGE COUNTY, INC. CHESTNUT AVENUE MAJOR SUBDIVISION

PUBLIC IMPROVEMENT BOND ESTIMATE CONT.

D. Storm Drainage Items (OFF-SITE	E)		
1. 24" CMP, Coated & Paved	280 L.F.	95.00	9,800
2. 24" 1/2 Pipe CMP, Coated	360 L.F.	20.00	7,200
3. Concrete Headwalls	1 Ea.	350.00	350
4. Corr. Steel End Sections	2 Ea.	300.00	600
	Subtotal		17,950
E. Miscellaneous Items			
1. "As-Built" Plan	L.S.	2,00.00	2,000
2. Survey Monuments	4 Ea.	125.00	500
	Subtotal		2,500
TOTAL, ESTIN	MTEC PUBLIC 1	MPROVEMENTS	142,875
TOWN OF NEW	WINDSOR INSPE	ECTION FEE (4%)	5,715



CHESTNUT AVE CHESTNUT AVE MAJOR SUBDIVISION TOWN OR NEW WINDSOR 1"=40'

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 19 August 1991

SUBJECT: Chestnut Ave. Subdivision

Quality Home Builders

PLANNING BOARD REFERENCE NUMBER: PB-88-36

DATED: 14 August 1991

FIRE PREVENTION REFERENCE NUMBER: FPS-91-064

A review of the above referenced subject subdivision plan was conducted on 19 August 1991.

This subdivision plan is acceptable.

PLANS DATED: 3 July 1991; Revision 5.

Robert F. Rodgers, CCA

Fire Inspector

RFR:mr

Revised

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SAFETARY INCO.
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval
Subdivisionas submitted by
Grevas & Hildreth for the building or subdivision of
Quality Home Builders has been
reviewed by me and is approved
disapproved
Travide FOR MAIN line inspection by Emaineer For the town.
Provide spur location to town
Provide for imspections and Jermils For each lot.
HIGHWAY SUPERINTENDENT
WATER SUPERINTENDENT
The Martin
SZOWATARY SUBMINISTREMENT
Hugust 20, 1991
DATE /

8-1-91

Revised

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP. D.O.T., O.C.H., O.C.P., D.P.W., SEWER, HIGHWAY, REVIEW FORM:

The maps and plans for the Site Approval
Subdivision as submitted by
Nevas - thildreth for the building or subdivision of
Treche at the state of the stat
Chestnat Dem. major Subclivision has been
reviewed by me and is approved
-cisapproved
There is no toun water in the area-
HIGHWAY SUPERINTENDENT
Jan 12.1213
WATER SUPERINTENDENT
SANITARY SUPERINTENDENT
DATE

ORANGE COUNTY DEPARTMENT OF HEALTH Division of Environmental Health

CERTIFICATE OF APPROVAL OF REALTY SUBDIVISION PLANS

TO: Lewis Tedaldi, Pres.
Quality Home Builders of O.C.
Cardinal Dr.
Washingtonville, NY 10992

The Orange County Department of Health certifies that a realty subdivision map entitled Chestnut Ave. Major Subdivision, dated May 1, 1989, lastest revision July 3, 1991 located in the Town of New Windsor showing plans for providing satisfactory and adequate water supply and sewage facilities for said subdivision have been filed with and approved by the Department on this date pursuant to Article II of the Public Health Law.

The following information was furnished in the application for approval of plans:

Total area: 3.02 acres Number of lots: 5

Water supply: Individual wells

Sewage disposal: T. New Windsor S.D. No. 23

The owner intends to build houses on this subdivision.

Approval of the proposed water supply and sewage facilities is granted subject to the following conditions:

- 1. THAT the proposed facilities are installed in conformity with said plans.
- 2. THAT no lot or remaining lands shall be subdivided without plans for such resubdivision being filed with and approved by the Orange County Department of Health.
- 3. THAT the purchaser of a lot sold without water supply and/or sewage disposal facilities installed thereon will be furnished with a reproduction of the approved plans and shall be notified of the necessity of installing such facilities in accordance with the approved plans.
- 4. THAT the sanitary facilities on these lots shall be inspected for compliance with the approved plans at the time of construction by a licensed professional engineer and written certification to that effect shall be submitted to this Department and the local Building Code Enforcement Officer prior to occupancy.

August 9, 1991 Date

M. La Schleifer, P.E. Assistant Commissioner

cc: N.E. Planning board

4-24-91

QUALITY HOMES SUBDIVISION (88-36) CHESTNUT AVENUE

Mr. William Hildreth of Grevas & Hildreth came before the Board representing this proposal.

MR. HILDRETH: To the best of my recollection, the last time this was before the Planning Board was back in December of '88 for a public hearing. Since that time, we have added sheets 2 and 3, profiles and details and archaeological study as part of the DEC review had to be done. That's been completed. The DEC review has been completed. I believe there's a copy on file with the town.

MR. VAN LEEUWEN: Was was the archaeological review done?

MR. HILDRETH: That was part of the DEC. They determined that this was a site that could possibly have archaeological significance. They had to go out and dig the test holes, do the report, the whole smash. I can tell you what kicked it off was its proximity to Beaver Dam Lake in terms of geological sense.

MR. VAN LEEUWEN: That's a man-made lake.

MR. HILDRETH: But its also been a swamp and that's where they think that prehistoric sites may have existed. I'm not an expert on it but suffice to say that it was required and requested and done.

Also, Orange County review has been done up to the point where they could go no further until DEC had completed their review. The reason we are back before the Board tonight is to bring everybody up to speed, ask if there's any comments before we submit to Orange County for their approval. To that end, I met with Mr. Fayo out on the site yesterday to discuss the proposed road and drainage. He had some comments and I think some changes are in order. However, these are not things that are part of the DEC review so we can address those during that time and finalize whatever it is we have to do before it comes back to the Planning Board again. Other items that I think this will have to be taken care of before we come back, I believe we have to do a bond estimate and descriptions for the offers of dedication for the road and easements.

4-24-91

MR. VAN LEEUWEN: In other words, what you're going to do, 1, 2, 3, 4, you're going from lot 3 to lot 7. That's going to the Health Department, other two houses are existing, correct?

MR. HILDRETH: That's correct.

MR. VAN LEEUWEN: Okay, because I remember this coming in as a three lot subdivision or is it another one?

MR. HILDRETH: That had to be a long time ago or another one. That's not in my recent--County Health has completed their review up to the point we have made several submissions to them up to the point there wasn't anything else they could do until DEC approved it. DEC hangup was the archaeological thing.

MR. VAN LEEUWEN: This has been around three or four years, hasn't it?

MR. HILDRETH: Yes.

MR. BABCOCK: This was a three lot subdivision to start with, the first two lots.

MR. HILDRETH: This is the third lot which we are now subdividing.

MR. VAN LEEUWEN: That's why I was looking at it because I remember it coming in.

MR. HILDRETH: I stand corrected. One of the other things we have done is brought the road section up to the current, I don't know if we brought it up to current specs. We have added curbs in the meantime. I believe it complied before but we had swales now we have curbs. Those are all the comments I had to bring to the Board's attention.

The other thing I need before I leave tonight--

MR. VAN LEEUWEN: This has to go for a public hearing. What we do is schedule for a public hearing.

MR. HILDRETH: That was back in December of '88.

MR. SCHIEFER: The public hearing was held 14th December, '88.

MR. HILDRETH: In addition to that, we had to go to the Zoning Board of Appeals because of the lot area requirement having to subtract easements. Again, we took care of that. Before I get sidetracked, the other thing I need is an extension of preliminary because it runs out in May and I--

MR. SCHIEFER: What are vou looking for, an extension of preliminary, bring things up to speed and you do not have all of the final County Health?

MR. VAN LEEUWEN: With the extension of preliminary, he can take it out to the county and I make that motion.

MR. MC CARVILLE: I have one comment on lot #6. What is your required lot size?

MR. HILDRETH: I believe it's--

MR. VAN LEEUWEN: Half acre with sewage.

MR. MC CARVILLE: 21,780?

MR. HILDRETH: Correct.

MR. MC CARVILLE: You have 21,782 and you have an easement. Is that without the easement or included?

MR. HILDRETH: The 21,782 is total. That's gross. As I said, we had gone to the Zoning Board of Appeals to receive a variance for that.

MR. MC CARVILLE: You have the variance for lot 6?

MR. HILDRETH: Yes, we do.

MR. EDSALL: What happened was is the lots were created based on the law before the easements were subtracted. Then, they were caught in between the law changed then this Board referred them to the Zoning Board of Appeals to get a variance which I understand they have acquired.

MR. MC CARVILLE: Just curious, Mark, on that easement, you subtracted from the square footage, do you also subtract it from the frontage if that's an issue?

MR. EDSALL: Just subtract it from the area.

THIS MEETING IS DEDICATED TO THE MEMORY OF JOHN PAGANO

4-24-91

MR. BABCOCK: Bill, can we get those variances listed right on this map?

MR. MC CARVILLE: I didn't see any variance on here.

MR. VAN LEEUWEN: I think they should be put on here. I still make a motion, I'll make a motion to extend the preliminary approval.

MR. LANDER: I'll second it.

ROLL CALL:

Mr. VanLeeuwen Aye
Mr. McCarville Aye
Mr. Lander Aye
Mr. Dubaldi Abstain
Mr. Schiefer Aye

MR. SCHIEFER: How long is the extension, six months?

MR. EDSALL: It would expire on September 14th, 1991, which hopefully by then, will be completed by the Health Department.

MR. HILDRETH: I hope so.



RICHARD D. McGOEY, P.E. WILLIAM J. HAUSER, P.E. MARK J. EDSALL, P.E.

22 May 1991

MEMORANDUM

☐ Main Office

(914) 562-8640

Branch Office
400 Broad Street

(717) 296-2765

45 Quassaick Ave. (Route 9W) New Windsor, New York 12553

Milford, Pennsylvania 18337

TO:

Town of New Windsor Planning Board

FROM:

Mark J. Edsall, P.E., Planning Board Engineer

SUBJECT:

QUALITY HOMES (CHESTNUT AVENUE) SUBDIVISION

PLANNING BOARD APPLICATION NUMBER 88-36

On 21 May 1991 I met Highway Superintendent Fayo on Vasello Road at the proposed discharge of the stormwater from the subject subdivision. This meeting was held following a meeting earlier that day between Mr. Fayo and the project owner, Lou Tidaldi.

Mr. Fayo continues to be concerned with regard to the effect of the discharge of the collected stormwater onto Vasello Road, without making downstream improvements to the drainage system. The current roadside swale along Vasello Road would not be suitable for additional drainage discharge. As such, this issue was first brought to the attention of the project surveyor during October 1988.

Highway Superintendent Fayo indicates the following as acceptable measures off-site to address the increased stormwater flow resultant from this subdivision:

- 1. At the intersection of the drainage easement with Vasello Road, the 15" stormwater pipe should enter a catch basin which would discharge through an 18" pipe downhill of the basin with a single pipe section. Such discharge pipe would be on centerline with the roadside swale noted below.
- 2. From this point, to a point just upstream of the first driveway, "half-moon" corrugated pipe should be installed as a roadside swale. The area between this swale and the existing pavement should receive hot-mix paving. The "outside" of the swale should be graded and compacted.

MEMORANDUM

-2-

- 3. Just above the first driveway below the subdivision drainage easement, a concrete headwall should be constructed of sufficient size to collect the roadside drainage and direct same to a new 18^m drainage pipe as noted below.
- 4. Downstream from the headwall, a new 18" diameter drainage pipe should be placed continuous to the drainage discharge to the nearby stream.

As per my discussion with Mr. Fayo, the above should be included in the public improvement bond amount established as part of the subdivision. In addition to this item, the Applicant should be reminded that addition/corrections are required to the subdivision plan itself, pursuant to the comments of the Highway Superintendent.

Respectfully submitted,

Mark J. Edsall, P.E. Planning Board Engineer

MJEmk

cc: Richard D. McGoey, P.E.

A:5-22-2E.mk

MEMORANDUM

TO:

MARK EDSALL, P.E.,

MC GOEY, HAUSER & EDSALL

RICHARD D. MC GOEY, P.E., ENGINEER FOR THE TOWN

FROM:

FRED FAYO,

HIGHWAY SUPERINTENDENT

DATE:

JULY 18, 1991

SUBJECT:

QUALITY HOME BUILDERS - VASCELLO ROAD DRAINAGE

IMPROVEMENTS

I have reviewed the plan for subject project. I find this plan to be acceptable.

If you should have any questions, contact my office.

Very truly yours,

Fred Favo.

Highway Superintendent

FF:mlm

cc: Quality Homes File ?

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Robert F. Rodgers, Fire Inspector

DATE: 17 April 1991

SUBJECT: Quality Home Builders

Chestnut Ave.

PLANNING BOARD REFERENCE NUMBER: PB-88-36

DATED: 10 April 1991

FIRE PREVENTION REFERENCE NUMBER: FPS-91-030

A review of the above referenced subject subdivision plan was conducted on 17 april 1991.

This subdivision plan is acceptable.

PLANS DATED: 28 March 1991; Revision 4.

Robert F. Rodgers; CA

Fire Inspector

RR:mr

CC; H.E.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR CONTINUED INSPECTOR CONTIN

The maps and plans for the Site Approval
subdivisionas submitted by
Greuge ? Hildreth for the building or subdivision of
Quality Home Buldons of Orange County has been
reviewed by me and is approved .
disapproved
If disapproved, please list reason
Provide For Main Sewer line test by Empineer for the town.
PROUNDE AS built Tie-ims for laterals to main sewer line.
Pennide For Samilary Permils For each lateral.
Have each instaled by Sower Department.
HIGHWAY SUPERINTENDENT
WATER SUPERINTENDENT
Jumpen to Master la)
SANITARY SUBERINTERDENT
april 16, 1991

APR 1 0 1001

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP., D.O.T., O.C.H., O.C.P., D.P.W., SEWER, HIGHWAY, REVIEW FORM:

subdivision	oval
hestout du Majur Sub-division reviewed by me and is approved disapproved.	as submitted by
hestout du Majur Sub-division reviewed by me and is approved disapproved.	or subdivision of
reviewed by me and is approved	
If disapproved, please list reason_	•
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There is no town water in to	, wec.
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	PERINTENDENT
EIGHWAI SU	PERINTENDENT
Han	e 12.
WATER SUPE	RINTENDENT
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TOWN OF NEW WINDSOR



555 UNION AVENUE NEW WINDSOR, NEW YORK

1763

13 November 1990

New York State Department of Environmental Conservation 21 South Putt Corners Road New Paltz, New York 12561

ATTENTION: MS. RUTH BEAN

SUBJECT: QUALITY HOMES (CHESTNUT AVENUE) MAJOR SUBDIVISION

NEW WINDSOR PLANNING BOARD 88-36

Dear Ms. Bean:

This letter is written in response to your recent request for information concerning the status of the Planning Board's SEQRA review of the subject subdivision project, currently under application to the Town Planning Board.

Attached hereto please find a copy of the Short Environmental Assessment Form as submitted by the Applicant's Land Surveyor. This EAF was considered with comments from the Public Hearing held on 14 December 1988 and, subsequent to the Public Hearing, the Planning Board assumed the position of Lead Agency and declared a Negative Declaration in conformance with Part 617, Title 6 of the Environmental Conservation Law. At this time, unless new information is brought to the Board's attention, it is the position of the Planning Board, as Lead Agency, that this subdivision will not have a significant effect on the environment.

Should you require any additional information concerning this project, please do not hesitate to contact the undersigned.

Very truly yours,

TOWN OF NEW WINDSOR

Mark J. Edsall, P.E.

Planning Board Engineer

MJEmk X

cc: / Carl Schiefer, Planning Board Chairman

A:BEAN.mk

A CAMER places 13 for 6

SHORT ENVIRONMENTAL ASSESSMENT FORM Appendix B Part 617

Locatio	Tille: Quality Home Builders of Orange County, Inc Major on: Wast side Chestnut Ave., 50'± South of Vasce	110 KG	iad_
IDNu	mber:	<u>/ :</u>	
(a) in ini stu	OCTIONS: order to answer the questions in this short EAF it is assumed that the preparer will use curformation concerning the project and the likely impacts of the action. It is not expected that dies, research or other investigations will be undertaken. any question has been answered Yes, the project may have a significant effect and the full	at additio	onal
As (c) If (d) If	esessment Form is necessary. Maybe or Unknown answers should be considered as Yes and all questions have been answered No it is likely that this project will not have a significant additional space is needed to answer the questions, please use the back of the sheet or prochaments as required.	wers. effect.	
	ENVIRONMENTAL ASSESSMENT	American Inc.	
1.	Will project result in a large physical change to the project site or physically alter more than 10 acres of land?	YES	NO
2.	Will there be a major change to any unique or unusual land form found on the site?		Ø
3.	Will project after or have a large effect on an existing body of water?		g
4.	Will project have an adverse impact on groundwater quality?		
5.	Will project significantly effect drainage flow on adjacent sites?		Ø,
6.	Will project affect any threatened or endangered plant or animal species?		
7.	Will project result in a major adverse effect on air quality?		Ø
8.	Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community?		Ø
1	Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency?		Ø
1	Will project have a major adverse effect on existing or future recreational opportunities?	Ц	E
1 11.	Will project result in major traffic problems or cause a major effect to existing transportation systems?		Ø.
12.	is project non-farm related and located within a certified agricultural district?		ď
1	Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation?		回
14.	Will project have any adverse impact on public health or safety?		9
15.	Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood?		旦
16.	Is there public controversy concerning any potential impact of the project?		Ø
	FOR AGENCY USE ONLY		
Pren	arer's Signature: Date: 17	May	188

NEW WINDSOR ZONING BOARD OF APPEALS

In the Matter of the Application of QUALITY HOME BUILDERS OF ORANGE COUNTY, INC.

DECISION GRANTING AREA VARIANCE

#89-46.

WHEREAS, QUALITY HOME BUILDERS OF ORANGE COUNTY, INC., a corporation having an office at Cardinal Drive, P. O. Box 10, Washingtonville, N. Y. 10992, has made application before the Zoning Board of Appeals for a 4,003 s.f. lot area variance on Lot #6 of the subdivision located on the west side of Chestnut Avenue, New Windsor, N. Y. in an R-4 zone; and

WHEREAS, a public hearing was held on the 11th day of December, 1989 before the ZBA at the Town Hall, New Windsor, New York, and the application was denied since the motion to grant the variance received only three affirmative votes and one negative vote; and

WHEREAS, the applicant requested a rehearing on the 22nd day of January, 1990 before the ZBA at the Town Hall, New Windsor, New York and a motion to rehear the same application was carried unanimously; and

WHEREAS, a public hearing was held on the 27th day of February, 1990 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, Applicant appeared by its agent, Elias D. Grevas, L. S. of Grevas and Hildreth, P. C.; and

WHEREAS, the application was opposed by several area residents who expressed concerns regarding the depleting of their wells and about the subdivision itself as preliminarily approved by the Planning Board.

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings in this matter:

- 1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in <u>The Sentinel</u>, also as required by law for the public hearing held on the 22th day of December, 1989.
- 2. The ZBA voted unanimously to rehear the application pursuant to the provisions of Town Law Section 267(6).
- 3. The six-month waiting period contained in Zoning Local Law Section 48-34(I) is not applicable to this rehearing since

the denial of the application at the public hearing held on the 11th day of December, 1989 was not based upon the negative vote of at least four members of the ZBA, there having been only one negative vote.

- 4. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in <u>The Sentinel</u>, also as required by law, for the public hearing held on the 27th day of February, 1990.
- 5. The evidence shows that applicant is seeking permission to vary the bulk regulations with regard to lot area on Lot #6 of an approved subdivision after deduction of the easement areas.
- 6. The evidence shows that this subdivision received preliminary approval from the Town of New Windsor Planning Board on 12/14/88 for lots which exceeded the 21,780 sq. ft. minimum lot area requirement. Subsequent to this preliminary approval the Town Board adopted Local Law No. 4 of 1989 which changed the definition of lot area by excluding from the computation all land contained within an easement area. Due to this change in definition, the lot area of Lot 6 was reduced to less than the 21,780 sq. ft. minimum lot area. The applicant elected to apply for an area variance rather than redrawing the plans for the subdivision and resubmitting to the Health Department.
- 7. The evidence presented by Applicant substantiated the fact that a variance for less than the allowable lot area would be required in order to allow the proposed construction which otherwise conforms to the bulk regulations contained in the R-4 zone and rejection of the same would cause practical difficulty to Applicant since the relief sought by Applicant is not substantial in relation to the required bulk regulations.
- 8. The requested variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood.
- 9. The requested variance will produce no effect on the population density or governmental facilities.
- 10. The other feasible method available to Applicant, i.e. redrawing the plans, redesigning the entire subdivision (which might result in the reduction of one lot), and resubmitting to the Health Department and the Planning Board for reapproval, appears to be excessively burdensome since it was a change in the law following the Planning Board's preliminary approval which created the undersize lot area for Lot 6. The burden to the Applicant of pursuing this alternate procedure constitutes a showing of practical difficulty.
- 11. The interest of justice would be served by allowing the the granting of the requested variance.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a lot area variance of 4,003 s.f. for Lot #6 of the approved subdivision sought by Applicant in accordance site plan filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Bullius Smuch Chairman

Dated: March 12, 1990.

(ZBA DISK#5-053085.FD)

ZONING BOARD OF APPEALS March 12, 1990

(ZBA DISK#6-031290.ZBA)

AGENDA:

7:30 P.M. - ROLL CALL

Motion to accept minutes of 2/26/90 meeting as written.

PRELIMINARY MEETING:

THEY HAD LETTER HOUSE WAS TWO FAMILY IN 1958

1. ROWELL, ASHTON - Request for use variance to allow two family residence in R-4 zone located at 4 Riverview Avenue.

TABLE 2. VALOIS, CHARLES - Request for 9 ft. rear yard variance to construct a deck at 4 Jersey Court in CL zone.

FORMAL DECISIONS:

(1) TOYOTA OF NEWBURGH, INC.

(2) CRAIG, WARREN S.

(3) QUALITY HOME BUILDERS OF ORANGE COUNTY, INC.

Pat 565-8550 (o) 562-7107 (h)

ZONING BOARD OF APPEALS FEBRUARY 26, 1990

(012290.ZBA-DISK#5)

AGENDA: (REVISED)

7:30 P.M. - ROLL CALL

MOTION TO ACCEPT MINUTES OF 01/08/90 MEETING.

MOTION TO ACCEPT MINUTES OF 01/22/90 MEETING IF AVAILABLE.

PRELIMINARY MEETING:

SET UP FOR

CONSTRUCT ADDITION OF Maple & Oak Street in R-4 zone.

PUBLIC HEARINGS:

- VARIANCE DUALITY HOME BUILDERS, INC. Request for 4,003 s.f. lot area variance to construct single-family residence off Chestnut Avenue in an R-4 zone. Present: Elias D. Grevas, L. S.
- TOYOTA OF NEWBURGH, INC. Request for 110 s.f. sign area and 15 ft. sign height variances to replace sign at Route 9W location. Present: Arthur Miller of Mid Hudson Neon and Elliott Greer of Toyota.
- APPROVED4. CRAIG, WARREN S./TOYOTA OF NEWBURGH, INC. Request for 74 s.f. sign area and 2 ft. 6 in. sign height variance to install sign on property on Route 9W north and Walsh Road in NC zone. Co-applicant is Toyota of Newburgh, Inc. Present: Arthur Miller of Mid Hudson Neon, Warren S. Craig and Elliott Greer of Toyota of Newburgh, Inc.
 - FORMAL DECISION: (1) BOIARDI, ROBERT APPROVED
 - (2) NEW WINDSOR BUSINESS PARK ASSOCS. A PPROVEO

PAT - 565-8550 (O) 562-7107 (h) ZONING BOARD OF APPEALS REORGANIZATIONAL MEETING JANUARY 22, 1990

(012290.ZBA-DISK#5)

AGENDA:

7:30 P.M. - ROLL CALL - WELCOME TO NEW MEMBER

MOTION TO ACCEPT MINUTES OF 01/08/90 MEETING IF AVAILABLE.

PRELIMINARY MEETING:

SET UP (1) QUALITY HOME BUILDERS, INC. - Request for 4,003 s.f. lot FOR Public area variance to construct single-family residence off Chestnut HEACINGAVenue in an R-4 zone. Present: Elias D. Grevas, L. S.

ELECTION OF OFFICERS:

- (1) CHAIRMAN
- (2) VICE CHAIRMAN
- (3) SECRETARY
- (4) ATTORNEY

FORMAL DECISIONS:

(1) BOIARDI, ROBERT TABLE

(2) NEW WINDSOR BUSINESS PARK TABLE

PAT - 565-8550 (O) 562-7107

LOT 25 59 FT Da.

TUES.

ZONING BOARD OF APPEALS September 11, 1989 (ZBA DISK#5-091189.ZBA)

AGENDA:

7:30 P.M. - ROLL CALL

Motion to accept minutes of 8/14/89 meeting as written.

ET UP FOR PRELIMINARY MEETING:

DLIC HEALINGI. PIZZO, JOHN - 5th Preliminary meeting. Request for use variance to construct office complex in R-4 zone at triangular shaped lot location on Temple Hill Road.

CERONE, NICHOLAS - Request for 6.86 ft. frontyard variance to construct garage at 16 Margaret Place in R-4 zone.

buc Heffulf:

Construct single-family residence off Chestnut Avenue in an R-4 zone. Present: Elias D. Grevas, L. S.

DELIAIT

PUBLIC HEARING:

CHECK ON SEWER 3,046

APP, 4. WORTMANN, FRANK/MICHAEL - Request for 3046s.f. lot area

Variance and 35 ft. street frontage variance to construct

PROVER. CHALEFF, GEORGE - Request for use variance to construct auto repair garage and related workshop on lot which is located partially in C zone and PI zone. Use not permitted zone.

one-family residential dwelling on Moores Hill Road in R-3 zone.

Present: Daniel J. Bloom, Esq.

PERREN, CATHLEEN - Request for 2 in. rear yard variance to allow an existing one-family residential dwelling on High Street in R-4 zone.

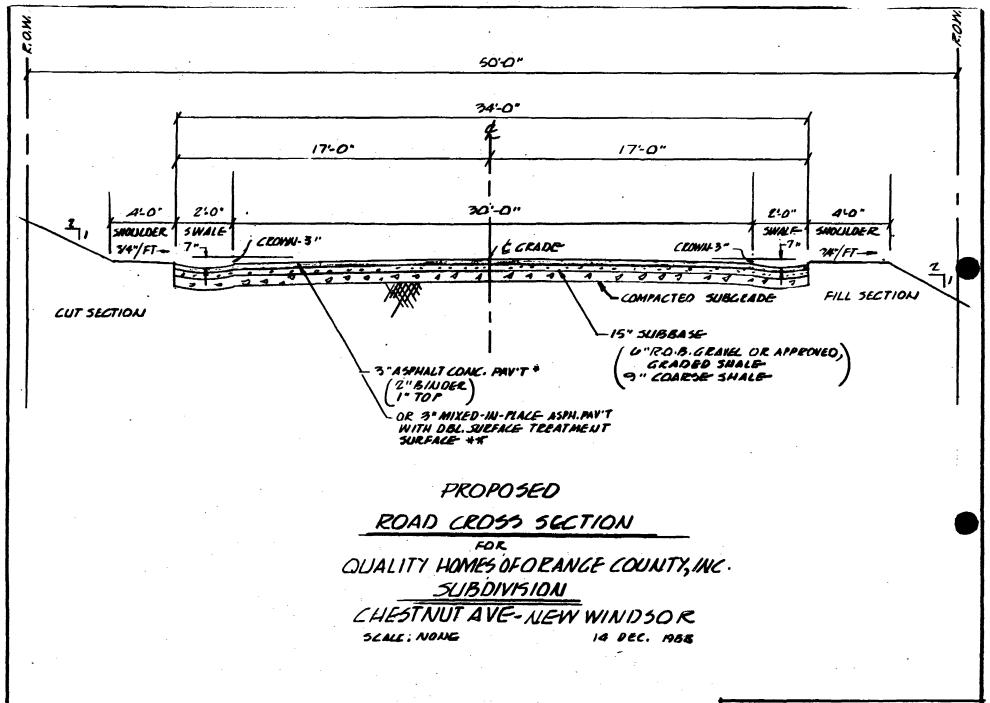
APPLOVED. BILA PARTNERS - Request for 13 ft. 4 in. bldg. height and 213 // spaces for parking in conjunction with construction of Big V Shopping complex on Route 32 - C zone. Present: Alan R. Lewis, Esq.

FORMAL DECISIONS:

(1) SUBURBAN HOMES, INC.

- (2) SCHOONMAKER HOMES, INC.
- (3) KOLINSKY/WINDSOR SQUARE
- (4) KARNAVEZOS, THOMAS
- (5) JOLLIE, EDWARD

Pat - 565-8550 562-7107 (h)



NY 4.D.O.T. SPECIFICATIONS
WHY TOWN OF NEW MINDSON SPECIFICATIONS



ELIAS D. GREVAS, L.S.

33 QUASEAICK AVERUE NEW WHIDSOR, NEW YORK 12550

OFFICE OF THE PLANNING BOARD - TOWN OF NEW WINDSOR ORANGE COUNTY, NY

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

PLANNING BOARD FILE NUMBER: <u>88-36</u>	DATE: 15 HUG 198
APPLICANT: QUALITY HOME BUILDERS	
CALDINAL DRIVE P.O.BOX 10	
WASHING TONVILLE, NY 1099Z	
PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED /	7 MAY 1988
for (subdivision - XIXEXEXAN)	
LOCATED AT DFF CHESTNUT AVE	
zone	7-4
DESCRIPTION OF EXISTING SITE: SEC: 57_BLOCK:	/LOT:73
<u> </u>	
IS DISAPPROVED ON THE FOLLOWING GROUNDS:	
LESS THAN MINIMUM AREA FOR I	KUPOSED
LOT 6 DUE TO EASEMENT AREA	9
SUBTRACTION	
WW/	

REQUIREMENTS		PROPOSED OR AVAILABLE	VARIANCE REQUEST
zone <u>R-4</u> use Si	IGLE-FAMILY		
MIN. LOT AREA	21,780 SF	17779	4003
MIN. LOT WIDTH	100 FT	1	1
REQ'D FRONT YD	35 FT		
REQ'D SIDE YD.	15 FT	120	10
REQ'D TOTAL SIDE YD.	30 FT	100	CAR.
REQ'D REAR YD.	40+1	1080	S S
REQ'D FRONTAGE	60+1		लिक्त
MAX. BLDG. HT.	35 FT		, 0/
FLOOR AREA RATIO	N/A	-18	
MIN. LIVABLE AREA	1000 SF	The state of the s	
DEV. COVERAGE	<u></u>		
O/S PARKING SPACES			
APPLICANT IS TO PLEAS			· · · · · · · · · · · · · · · · · ·

OF APPEALS.

CC: Z.B.A., APPLICANT, P.B. ENGINEER,

6-14-89

CONTRACTOR OF SELECTION OF SELECTION OF THE SELECTION OF

Elias Grevas, L.S., came before the Board representing this proposal.

Mr. Grevas: This project received preliminary approval from the Planning Board on the 14th of December, 1988. The applications have been made to the County Health Department and DEC. Purpose for appearing here tonight is twofold. Number 1, we have run afoul of the new town ordinance which requires easement area to be deducted from lot area so I need a variance from lot 6 which means I have to go to the Zoning Board of Appeals. Secondly, I am here also to ask for an extension of the preliminary approval since it expires this evening. So, those are the two items on this project I believe that—

Mr. VanLeeuwen: I make a motion that we grant a six month extension to the preliminary approval of Quality Homes Subdivision.

Mr. McCarville: I'll second that motion.

ROLL CALL:

Mr.	McCarville	Аye
Mr.	VanLeeuwen	Aye
Mr.	Pagano	Aye
Mr.	Soukup	Aye
Mr.	Lander	Aye
Mr.	Schiefer	Aye

Mr. McCarville: I make a motion that we approve the Quality Home Builder Subdivision.

Mr. VanLeeuwen: I'll second that motion.

ROLL CALL:

Mr.	McCarville	No
Mr.	VanLeeuwen	No
Mr.	Pagano	No
Mr.	Soukup	No
Mr.	Lander	No
Mr	Schiefer	No

Mr. Rones: Reason for the denial?

Mr. Soukup: Lot #6 does not meet the new ordinance.

Mr. Grevas: The ordinance requiring subtraction.

Mr. Soukup: For lot area.



45 QUASSAICK AVE. (ROUTE 9W) NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640 PORT JERVIS (914) 856-5600 RICHARD D. McGOEY, P.E. WILLIAM J. HAUSER, P.E. MARK J. EDSALL, P.E.

Licensed in New York, New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION RECORD OF APPEARANCE

	TOWN OF NEW WINDSOR P/B # 88 - 36
	WORK SESSION DATE: 16 MAY 1989 APPLICANT RESUB.
	REAPPEARANCE AT W/S REQUESTED: No REQUIRED:
	PROJECT NAME: Quality Homes - Chasmut
	COMPLETE APPLICATION ON FILE NEW OLD
	REPRESENTATIVE PRESENT: PRESENT:
	TOWN REPS PRESENT: BLDG INSP. FIRE INSP. P/B ENGR. OTHER (Specify)
	ITEMS TO BE ADDRESSED ON RESUBMITTAL:
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	of easement subtraction
	Set Up to plate
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McGOEY, HAUSER and EDSALL CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE (ROUTE 9W) NEW WINDSOR NEW YORK 12550

TELEPHONE (914) 562-8640 PORT JERVIS (914) 856-5600 RICHARD D. McGOEY, P.E. WILLIAM J. HAUSER, P.E. MARK J. EDSALL, P.E.

Licensed in New York, New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION RECORD OF APPEARANCE

TOWN OF New Windson	P/B # 98 -36
WORK SESSION DATE: 2 April 1991	מווסם לראות ספכוום
REAPPEARANCE AT W/S REQUESTED: No	REQUIRED: New Plans
PROJECT NAME: Quality Homeo.	
PROJECT STATUS: NEWOLD	_
REPRESENTATIVE PRESENT: WBH	
TOWN REPS PRESENT: BLDG INSP. VAC FIRE INSP. Bols C ENGINEER PLANNER P/B CHMN. OTHER (Specify)	·
ITEMS TO BE ADDRESSED ON RESUBMITTAL:	
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CHRONOLOGICAL JOB STATUS REPORT
JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)
TASK: 88- 36

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

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minutes of P.B. meeting 12-14-88

PUBLIC HEARING - QUALITY HOMES (CHESTNUT) SUBDIVISION (88-36)

Mr. Elias Grevas came before the Board representing this proposal. He presented the Affidavit of Mailing, copy of the newspaper legal notice and the return receipts all of them being received.

Mr. Grevas: This proposal is to create four single-family residential lots on a proposed town road running westerly from Chestnut Avenue just shy of Vascello Road in Beaver Dam Lake area. Each of the lots is a minimum of half acre which is required in the zone and they are served by town water and sewer. The sewer outside for the project is out through a parcel adjoining this which there is an easement, the storm drainage is also carried out from the road through the same easement to discharge into the existing town drainage system on the southerly side of Vascello Road. There was some question raised by the existence of the easement. I have a copy of the deed to the Albrechts (phonetic), one for Mr. Rones, one for your file and I will give one to Mr. Edsall. I also have a copy of Albrechts survey map which we prepared which follows that easement. The other question of concern to the Board and the consultants and your engineer were the typical road section which I have also made copies of the proposal because it is different than the current town cross-section but it is the same as was accepted by the town highway superintendent and town engineer on the Buhl/Rimaldi Subdivision on Beattie Road. It is my understanding that the highway superintendent prefers this over the published section. One of the other concerns of the Board at our last meeting was the existing storm drainage on the site. At the present time, the site which drops in grade from Chestnut Avenue towards the west discharge storm drainage in this direction, that would be to the southwest and to the west. The provision of the road in the center of the site would require that this drainage be carried off in this direction and overland flow from these two lots would continue to go in this direction. This storm drainage system in Vascello Road is a ditch in the side of the

road that comes down to a culvert crossing Vascello Road near Chivonne (phonetic) shows on the USGS map as a stream crossing and I have enlarged the USGS to show the route of the drainage. On this enlargement, you will note the stream path in yellow, the storm pattern to the southwest which is yellow arrow with the red outline and the ditch line going westerly to Vascello Road to the stream crossing. stream crossing consists of an 18 inch culvert and my observation today was that it was running very little although snow had just started to melt when I looked at it. The project, since it is a resubdivision of a former subdivision lot within a three-year period, requires submittal to the Orange County Department of Health for the subdivision and wells and to the New York State Department of Environmental Conservation for the sewer connection. That is basically the presentation we'd be requesting preliminary on. Excuse me, there is one item brought up at the last meeting and that was the sidewalks in the area.

Mr. Van Leeuwen: This is sewer and water.

Mr. Grevas: No sewer and wells, I am sorry, I correct myself, it is wells.

Mr. Van Leeuwen: Some of the homes are with town water in Beaver Dam.

Mr. Grevas: There are individual wells on the site.

Mr. Schiefer: You said four lots, four additional lots or what.

Mr. Grevas: You are right, the map is correct, the speaker is wrong. Five lots on three acres, it is a resubdivision of a lot that was previously subdivided. There were two lots out here so the total lot count in seven. Now, there was comment at the last meeting about sidewalks along this side of the road, since the town park is down in this position and there is a big vacant property in between. There was discussion about putting sidewalks in front of the existing lots and quite frankly, I went down there with that in mind today and topographically and service wise, if there is a sidewalk put in this area, it is better on this side on the opposite side of the road because this is already built up all the way down to the town lands. It is also better grade wise over here. That is my opinion. spoken to my client about it and he feels that the provision of sidewalks here for these short stretches and with this big gap between this property and the town park land would serve no purpose at that time. I apologize for those two errors on the number of lots and on the wells. Thank you for catching me.

Mr. Scheible: What is Mr. Fayo looking for now on the cul-de-sac.

Mr. Grevas: We have a hundred because that is the regulation and we don't have room for a bigger one and we felt that since there are only five lots on this cul-de-sac, actually six driveways, five lots that we don't feel that we could give up any.

Mr. VanLeeuwen: We can do that between now and final. We have to send it to the highway department anyway.

Mr. Lander: Fire department.

Mr. Schiefer: The number of lots is not pertinent. It is the turn-around space.

Mr. Grevas: We have the ability to pave 100 foot diameter.

Mr. Van Leeuwen: We have looked at this thing before. I don't have any problems. I make a motion to give it preliminary approval.

Mr. Pagano: With or without the sidewalks.

Mr. Scheible: This is a public hearing. There is no vote this evening.

Mr. Van Leeuwen: Okay, I am sorry. You are right. I will back-off on that one.

Lou Tedaldi: I am president of Quality Home Builders of Orange County. I'd like to make a comment on the sidewalks. Personally, I did alot of building in the area. I have never seen any sidewalks in Beaver Dam. I am going from that project coming towards the lake. I notice once you get down maybe about 500 feet, the road kind of narrows. I don't know what kind of pumpose it would serve at that particular point going down towards Sycamore. You have like drainage swales and the road seems to be very narrow through most of the lake. I don't think you could have continued sidewalks to any degree, that is my own opinion.

Mr. McCarville: You don't see to many sidewalks in New Windsor because it has never been asked for.

Mr. Lander: I think we had intended the sidewalks to be in the subdivision. It was outside to the town road. Then, going across Chestnut, that is, you know, the reason for that.

Mr. Grevas: At the last meeting, I thought we started with that and then we discounted that.

Mr. Lander: That is where it originated.

Mr. McCarville: Have we walked this.

Mr. Scheible: I think we were out there at one time or another.

Mr. Tedaldi: Topographic wise, it is pretty flat.

Mr. Grevas: Right from the road, it drops off but then it flattens out pretty well.

Mr. Schiefer: There is a 30 foot drop from beginning of the town road. You are at 460 and back here it goes to 430.

Mr. Pagano: Will you -- do you have this list of our recommendations.

Mr. Grevas: No.

Mr. Pagano: You have addressed A and then the easements, just go over each item with us real quick.

Mr. Grevas: We went over A. B, I think Mark, am I reading you right. You are commenting on the size of the easements because it actually runs from this side of the piping system over to this lot line. is wider than 20 feet. The reason for that was if I put a line here then all that does is create a parcel over here that is still in the ownership of this lot that is across the easement. I felt it was cleaner to do it this way. I think we verified that the 20 foot easement through the lot on Vascello are there. We have put another manhole on the plan but that was done after the public hearing notice so we did not change the plan. That was part of the public It is right here, 30 foot extension up the line to pick-up these two lots, a little bit better. The cross-section has been The road profiles haven't been completed yet because there is an existing 8 inch sewer line in this easement which we have to locate and prepare a utility profile which would be done, of course, and submitted to Mark. We know that we require DEC approval and of course, we also need county health approval too.

Mr. Pagano: Mark, would you comment on C and D as he is. What is he talking about.

Mr. Edsall: I will look at the information Lou gave us for the drainage and if I have any question, I'll work that out with Lou. I haven't had an opportunity to look at it yet so I really can't tell you what my decision or recommendation would be as far as the large easement. It is something that I want to let you know that you are getting into. As far as the 20 foot easement, Lou has given information to Joe and into the files so that would suffice, I'd say. The extension over the sewer manhole, I don't know how far up you are going to go. I don't think 30 foot is enough mainly because of the reason that you are going to have extremely long lateral lines unless you come up far enough so the house is built center. What I am trying to avoid is ending up with excessively long laterals because the manhole does not come up near the front of the property.

Mr. Grevas: You want it in the center of the lot.

Mr. Edsall: I think what we should do is get a criteria for what the longest run of the laterals should be without having to throw an intermediate cleanout and make sure we are not going to much further. It gives the homeowners less of a headache potential down the road. The cross-section and profiles, I understand what Lou is saying about the cross-section. It is what has been accepted in other subdivisions and I do understand the Town Board is looking at it very vaguely accepting that type of road cross-section by modifying the town law. But, I don't think it is within the right of the Planning Board to accept anything that doesn't meet the current town law so I don't think—the law has to be changed by the Town Board so that is something that maybe by the time this gets back from

the County Health Department, Town Board will be done and it will be the current spec.

Mr. Grevas: In the meantime, I suggest that I submit this to Mike Fayo to get his comments on that and report back to the Planning Board.

Mr. Edsall: I think given the County's hopefully not that long a backlog but given the fact that the Town Board is looking to change this, I don't think it is going to be a problem. Yes, I was not aware this was a resubdivision within three years. I'm glad Lou is honest and brought that to our attention and I will work with him on getting the application signed, at least the DEC application signed by the supervisor so it can go to DEC.

Mr. Rones: Lou, on the deed of Quality Builders to Albrecht, if you can get us a copy please with the County Clerk's recording stamp on it. It doesn't have to be certified but if we can just see the County Clerk's recording stamp on it.

Mr. Grevas: Yes.

Mr. Scheible: I'd like to open the question to the public. Is there anyone here who has anything good or bad or indifferent to say about the project. Seeing no one, I will close the public hearing.

Mr. Edsall: Would the Board care to consider SEQR, lead agency so when and if they are ready to send it to County you can have that taken care of.

Mr. McCarville: I make a motion that the Planning Board of the Town of New Windsor take lead agency position with regard to Quality Homes, Chestnut Subdivision 88-36.

Mr. Pagano: I will second that motion.

ROLL CALL:

Mr. Schiefer Aye
Mr. Jones Aye
Mr. Pagano Aye
Mr. McCarville Aye
Mr. Van Leeuwen
Mr. Lander Aye
Mr. Scheible Aye

Mr. McCarville: I make a motion that the Planning Board of the Town of New Windsor declare a negative declaration with regard to Quality Homes, Chestnut Subdivision 88-36.

Mr. Van Leeuwen: I will second that motion.

ROLL CALL:

Mr. Schiefer Aye
Mr. Jones Aye
Mr. Pagano Aye
Mr. McCarville Aye
Mr. Van Leeuwen Aye
Mr. Lander Aye
Mr. Scheible Aye

Mr. McCarville: I make a motion that the Planning Board of the Town of New Windsor give preliminary approval to the Quality Homes Subdivision 88-36.

. .

Mr. Van Leeuwen: I'll second that motion.

ROLL CALL:

Mr. Schiefer Aye
Mr. Jones Aye
Mr. Pagano Aye
Mr. McCarville Aye
Mr. Van Leeuwen Aye
Mr. Lander Aye
Mr. Scheible Ave

TOWN OF NEW WINDSOR



555 UNION AVENUE NEW WINDSOR, NEW YORK

October 25, 1988

Elias D. Grevas, LS 33 Quassaick Ave. New Windsor, NY 12550

Re: 57-1-73.3 - Quality Home Bldrs. of Orange Co., Inc.

Dear Mr. Grevas:

According to our records, the following is a list of contiguous properties for the above tax map parcel:

/Sanderson, Albert & Joan 13 Sycamore Gardens, Route 94 New Windsor, NY 12550

Shannon, Michael & Cynthia RD #4, Box 395C, Chestnut Ave. New Windsor, NY 12550

Frustaci, Joseph F. & Linda /391 Vascello Rd. New Windsor, NY 12550

LaBar, Jr., Charles G. & Cathy L.
PO Box 4528
New Windsor, NY 12550

Gazzola, Raymond c/o Data Architects 1790 Vallejo St. San Francisco, CA 94123 Albrecht, Raymond M. & Elizabeth 391 Vascello Rd. New Windsor, NY 12550

Pluger, Peter J. & Barbara A. V Chestnut Ave.
New Windsor, NY 12550

Cocurto, III, Joseph A. & Dawn RD #4, Box 392, Chestnut Ave. New Windsor, NY 12550

Quality Bldrs. of Orange Co.Inc. 5 Cardinal Dr. Washingtonville, NY 10992

/Saxe, Barry McDaniel Rd. Shady, NY 12479

Retcho, Terrance & Jeannette RD #4, Lakeside Dr. New Windsor, NY 12550 The charge for this list is \$35.00, minus your deposit of \$25.00.

Please remit same to the Town Clerk, Town of New Windsor, NY.

Sincerely,

LESLIE COOK Acting Assessor

Leslie Cookfip

LC/po

THIS INDENTURE, made the 24th day of March numbered and eighty-eight METWEEN QUALITY BUILDERS OF THE COUNTY OF ORANGE, INC., a New York corporation with office at, P.O. Box 10, Washingtonville, New York,

party of the first part, and RAYMOND M. ALBRECHT and ELIZABETH ALBRECHT, husband and wife, both residing at 247 Seventh Street, Palisades Park, New Jersey,

party of the second part,

WIDESSEIH, that the party of the first part, in consideration of TEN 00/100 (\$10.00) ----

- dollars,

lawful money of the United States,

paid

by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,

New York, known and designated on SCHEDULE "A" ANNEXED HERETO AND MADE A PART HEREOF.

This deed is given by the grantor corporation in the ordinary course of business and does not constitute all or a substantial part of the corporation assets.

Sec. 57 Blk. 1

Lot 71.12

SCHEDULE "A"

All that certain tract of land lying and being in the Town of New Mindsor, County of Orange, State of New York, being more particularly described as follows:

Registing at a point on the southerly line of Vascello Road, which said point of beginning is the northeast corner of premises and the morthwest corner of Lot 3 on Map of Vascello, Map No. 1807, which said point of beginning is distant 464 feet from the southerly line of Vascello Road and the westerly line of Chestrut Avenue and running from said point of beginning along Lot 3 South 13° 12' 30" West 135.59 feet to a point; running thence North 76° 58' 20" West 87.91 feet to a point; running thence North 76° 26' 00" West 28.09 feet to a point; running thence North 13° 12' 30" East 135.69 feet to a point on the southerly line of Vascello Road; running thence along Vascello Road South 76° 47' 30" East 116.0 feet to the point or place of beginning.

SUBJECT AND SUBORDINATE to Sanitary Sewer Easement as annexed hereto and made a part hereof as Schedule "B".

SCHEDULE "B"

All that certain piece or parcel of land lying, situate and being in the Town of New Windsor, Orange County, New York, being an easement for purposes of installation, maintenance, and repair of a sanitary sewer line lying within Lot 2, as shown on a map entitled "Subdivision of Land of Vascello" said map having been filed in the Orange County Clerk's Office on June 19, 1959 as Map No. 1807, the bounds of which are more particularly described as follows:

BEGINNING at a point in the southerly line of Vascello Road, said point being the northwesterly corner of the afore-described Lot 2, and running thence the following courses:

- 1. Along said southerly line of Vacello Road, S 76° 47' 30" E, 20.00' to a point;
- 2. Through Lot 2, S 13° 12' 30" W, 103.90' to a point;
- 3. Still through said Lot 2, S 38° 19' 25" E, 51.22' to a point in the southerly line of said Lot;
- 4. Along said southerly line of Lot 2, being along the northerly line of lands now or formerly of Quality Homes, Inc., N 76° 58' 20" W, 32.01' to a point;
- 5. Along lands now or formerly of Newkirk, N 76° 26' 00" W, 28.09' to a point, said point being the southwesternmost corner of Lot 2;
- 6. Along Lot No. 1, as shown on the above-referenced Filed Map No. 1807, N 13° 12' 30" E, 135.69' to the point or place of BEGINNING.

The grantor, its: successors and assigns shall have the right to enter onto the premises being conveyed herein for the purpose of maintaining said sanitary sewer easement and make necessary repairs and modifications to same upon condition that the property will be restored to the condition as existed prior to the inspection, repairs or modifications. This easement shall run with the land.

ads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section-13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRISHINGS OF:

QUALITY BUILDERS OF THE COUNTY OF ORANGE, INC.

EY TEDALDI, PRES

.

y of Many 198, before me

LYMUNDH ALBARCHT and LIZUBETH ALMAYCHT

on to be the individuals described in and who the foregoing instrument, and acknowledged that executed the same.

On the day of

19 before me

personally came

described in and who to me known to be the individual. executed the foregoing instrument, and acknowledged that executed the same.

Isled & Becke

ISABEL L. BECKER Notary Public, State of New York No. 5235235

Qualified in Rockland County/ Term Expires December 31, 19

STATE OF NEW YORK, COUNTY OF ORANGE

On the 24th day of March 1988, before me personally came Lewis Tedaldi to me known, who, being by me duly sworn, did depose and say that he resides at No. P.O. Box 10, Washingtonville, New York that he is the president ofQuality Builders of the County of , the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to_said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed h name thereto by like order.

STATE OF NEW YORK, COUNTY OF

On the , before me day of personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

he is the that

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed h name thereto by like order.

Notary Public of the State of NY

> ALVIN GOLDSTELL Notary Public, State of New York ied in Orange Co. No. 1490700 nission Expires Macch 30, 19

Barcidin and Bale Beed WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No. RD-33-18273

OUALITY BUILDERS OF THE COUNTY OF ORANGE, INC.

SECTION

BLOCK

71.122

COUNTY XXIII XXXXXXIII ORANGE:

ALBRECHT

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by

american title incurence company
northeast region

A Member of The Continental Incurence Companie

Recorded At Request of American Title Insurance Company
RETURN BY MAIL TO:

Schwall & Becker, Esqs. 49 Maple Avenue

A9 Maple Avenue
New City, New York 10956

Attn: Isabell Becker, Esq.

Zø No

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR. County of Orange, State of New York, will hold a PUBLIC HEARING at the Town Hall, 555 Union Avenue, New Windsor, N.Y. on 14 December 1988 at 7:30 P.M. (or as soon thereafter as may be heard) on the approval of the proposed Four-Lot Subdivision for LANDS OF QUALITY HOME BUILDERS OF ORANGE COUNTY, INC., located on west side of Chestnut Avenue, 50'+/- south of Vascello Road., Town of New Windsor.

A map of the proposed subdivision is on file and may be inspected at the Town Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y.

Dated: 29 November 1988

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD Henry Scheible Chairman

B. Minutes of

QUALITY HOMES - SUBDIVISION (88-36)

Mr. Elias Grevas came before the Board representing this proposal.

Mr. Grevas: You might recall about a year ago, a year and a half ago the property was a subject of a minor subdivision. These two lots in the front and at that time, we spoke about the extension of this into a major subdivision and a question was how we were going to get sewage out because the property dropped from front to rear. Our client pushed property here and obtained an easement through this down to the Vascello Road. Now, we have sewers available to the property. We have five lots and of course has to go to the County Health Department on the remainder of the property. I'd like to set this one up for a public hearing if I could.

Mr. Schiefer: What is Skip asking for on the cul-de-sac, 110?

Mr. VanLueewen: Yes.

Mr. Schiefer: That is a hundred. Can you give us another 5 feet?

Mr. Grevas: I don't know. Do we have comments from Mark on this one.

Mr. Farb: Yes, we do.

Mr. Pagano: Do you have a deed showing the right-of-way?

Mr. Grevas: I don't have it with me but I can get one.

Mr. Lander: The sewer dead-ends in the cul-de-sac.

Mr. Grevas: Right here. He is asking for another length up here to tie in these things. That is not a problem.

Mr. VanLeeuwen: What if you are going to put water in here, shouldn't you go sewer on one side and water on the other.

Mr. Grevas: The separation requirement is 10 feet so there is plenty of room. We have 25 feet on each side of the center line.

Mr. Scheible: Your comments about my sidewalks. Take a look at that location plan. Where are these people walking. Look at the density.

Mr. VanLeeuwen: They are walking on the roads.

Mr. Scheible: And, all that's been approved by all these previous Planning Boards dense area like that, I wouldn't be proud of that mess out there. That looks like it fell out of the sky.

Mr. VanLeeuwen: Those 25 foot lots were done prior to the war.

Mr. Scheible: Where are the sidewalks going?

Mr. Grevas: Where ever the Board wants them.

Mr. McCarville: I don't think that we need sidewalks here.

Mr. Scheible: If that is the Board's feelings, my feeling is yes but I am only one member of the Board.

Mr. McCarville: You have five lots and you have about a 7 or 800 foot road.

Mr. Grevas: Yes, no not even, 300, 400 feet.

Mr. McCarville: I just don't see how they are going to be of any real benefit. There is not a sidewalk in that entire area.

Mr. Scheible: And, we won't put any in there. We will never start it anywhere in town.

Mr. McCarville: It should run along Chestnut to the town park. Then, you have something that is constructed. Again, if we were to come along Chestnut that would be an improvement, that would be shared by many people rather than just the five people putting the sidewalks so some consideration from that street proposed town road to the park.

Mr. Babcock: The property that is to the south side of this property here towards that park is not developed. There is no development whatsoever all the way back down to Sycamore.

Mr. Grevas: Wasn't that in as an application?

Mr. Babcock: No, not to my knowledge. That is undeveloped property from this new town road down to the park. If they had sidewalks in front of the property that they had and the two existing houses and the property to the south side is not developed. As they get developed, let them put their own in.

Mr. Scheible: Exactly.

Mr. Grevas: I can see it down front along Chestnut. That is a good spot. It is a beginning to get down to the town park for this much.

Mr. Schiefer: I don't think you need it.

Mr. Scheible: This road has no possibility of going any further. I agree with putting it in along Chestnut.

Mr. Schiefer: On town property.

Mr. Grevas: On the same basis as before. Can I gather all the ducks together and set this up for a public hearing as soon as I can get all the stuff together.

Mr. Scheible: Whenever all your ducks are all in a row, we can go for a public hearing, yes.

Mr. Grevas: Thank you.



ELIAS D. GREVAS, L.S.

LAND SURVEYOR
33 QUASSAICK AVENUE
NEW WINDSOR, NEW YORK 12550
(914) 562-8667

LAND SURVEYS SUBDIVISIONS

SITE PLANNING LOCATION SURVEYS

25 August 1988

The Town of New Windsor Planning Board 555 Union Avenue New Windson, N.Y. 12550

Att: Henry Scheible, Chairman

BUBJECT: PLANNING BOARD AGENDA !TEMS

Dear Mr. Schelble:

We have some projects that have been submitted for several months now that have not yet reached the Planning Board Agenda. Although we understand that a "numbering system was instituted to assure projects would come up in order, a visit to Town Hall last week yielded no information on when these projects would appear. Specifically they are:

- 1. Larkin Lot/Line Change:
- 2. Anderson, Minor Subdivision:
- 3. Quality Homes. Inc., Chestnut Avenue Subdivision.

We would appreciate an indication of when these items would be placed on a meeting agenda so that we may inform our clients.

Thank you for your anticapated cooperation.

Very truly yours

Elias D. Grevas. L.S.

EDG/ba

INTER-OFFICE CORRESPONDENCE

TO:

Town Planning Board

FROM:

Town Fire Inspector

DATE:

24 August 1988

SUBJECT:

Quality Home Bailden

Planning Board Reference Number: 4t supplied

Fire Prevention Reference Number: 88 - 70

A review of the above referenced subject site plan/subdivision was conducted on 24 19 86.

This site plan/subdivision is found acceptable.

Robert F. Rødgers; CCA

Fire Inspector

TOWN OF NEW WINDSOR



555 UNION AVENUE NEW WINDSOR, NEW YORK

TOWN OF NEW WINDSOR PLANNING BOARD

CHECKLIST FOR COMPLETE SUBMITTALS

AND ROUTING CHECK			
PROJECT NAME: QUALITY Home Builders of PROJECT NUMBER: 58-36	Orange County, INC.		
Completed Application Form Notarized Endorsement on Application Application Fee Proxy Statement Environmental Assessment Form Completed Checklist Fourteen (14) Sets of Submittal Plans	TO THE STREET OF		
ROUTING PROCEDURE			
Copies of the submitted plan should be Departments.	sent to the following		
Sewer Department Planning Board Engineer Orange County Planning* Bureau of Fire Prevention	Building Inspector Water Department Highway Department NYSDOT*		
In addition copies of the following sho Plann ing Board Engineer:	uld be sent to the		
Application Submittal Checklist	EAF Dept. Review		

* O/C Planning and DOT as required.

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

Lewis Tedaldi deposes and says that he
resides at <u>Cardinal Drive, Nashingtonville, N.Y. 10992</u> (Owner's Address)
in the County ofOrange
and State of
and State of New York and that he is the owner in fee of Lands shown on the Town of
New Windsor Tax Maps as Section 57, Black 1, but 73
which is the premises described in the foregoing application and that he has authorized ELIBS D. GREVAS
to make the foregoing application as described therein.
Date: /// S Signature)
Chypr Jehn
(Withess' Signature)

(This is a two-sided form)

•	Date Received
	Meeting Date
	Public Hearing
	Action Date
	Fees Paid
	APPLICATION FOR SITE PLAN, LOT-LINE CHANGE OR SUBDIVISION PLAN APPROVAL
	Quality Home Builders of Orange County, Inc.
1.	Name of Project Major Subdivision
	Name of Applicant Ovality Home Briders of Phone (914) 496-4141
	Address Cardinal Drive, Washingtonville U.Y. 10992 (Street No. & Name) (Post Office) (State) (Zip)
3.	Owner of Record Applicant Phone
• •	
	(Street No. & Name) (Post Office) (State) (Zip)
4.	Person Preparing Plan Elias D. GREVAS, L.S. Phone (914) 562-866
	Address 33 Divassaict Aug. Noull) index 114 12550
	Address 33 Quassaick Sve. NewWindsor N.Y. 12550 (Street No. & Name) (Post Office) (State) (Zip)
5.	Attorney Phone
	Address (Street No. & Name) (Post Office) (State) (Zip)
6.	Location: On the West side of Chestnut Ave. (Street)
	50' ± feet South (Street) (Street) (Direction)
-	of Vascello Road (Direction) 3.02 (Street)
	(Street)
7.	Acreage of Parcel # 8. Zoning District P-4
9.	Tax Map Designation: Section 57 Block Lot 73
.0.	This application is for 5 bot Subdivision
	(RE-SUBDIVISION OF LOT 3, Filed Map # 8207)
1.	Has the Zoning Board of Appeals granted any variance or a special permit concerning this property?

If so, list Case No. and Name
12. List all contiguous holdings in the same ownership SectionBlock
Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.
IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.
OWNER'S ENDORSEMENT (Completion required ONLY if applicable)
COUNTY OF ORANGE SS.: STATE OF NEW YORK
being duly group denoges and gave
being duly sworn, deposes and says that he resides at in the County of and State of and that he is (the owner in fee) of
(Official Title)
of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized to make the foregoing application for Special Use Approval as described herein.
application for Special Use Approval as described herein.
I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.
Sworn before me this (Owner's Signature)
17th day of May 1988 (Applicant's Signature)
Agent for Owner / Applia Notary Public (Title)

REV. 3-87

14 to 3 (3.65) Replaces 13 to 1

SHORT ENVIRONMENTAL ASSESSMENT FORM Appendix B Part 617

Project Title: Quality Home Builders of Orange County, Inc Maj	or Subd	ivision
project Title: Quality Home Builders of Orange County, Inc Majoration: Wast side Chestnut Ave., 50' = south of Vasc	ello Re	ad
I D Number:		
 INSTRUCTIONS: (a) In order to answer the questions in this short EAF it is assumed that the preparer will use of information concerning the project and the likely impacts of the action. It is not expected studies, research or other investigations will be undertaken. (b) If any question has been answered Yes, the project may have a significant effect and the formal Assessment Form is necessary. Maybe or Unknown answers should be considered as Yes at all questions have been answered No it is likely that this project will not have a significated. (c) If all questions have been answered No it is likely that this project will not have a significated it additional space is needed to answer the questions, please use the back of the sheet or tachments as required. 	that additional that additional that the second insurance of the second insura	onal mental
ENVIRONMENTAL ASSESSMENT	<u> </u>	
Will project result in a large physical change to the project site or physically alter more than 10 acres of land?	YES	NO P
Will there be a major change to any unique or unusual land form found on the site?		
3. Will project alter or have a large effect on an existing body of water?		d
4. Will project have an adverse impact on groundwater quality?		বিদ্বিষ
5. Will project significantly effect drainage flow on adjacent sites?		0
6. Will project affect any threatened or endangered plant or animal species?		
7. Will project result in a major adverse effect on air quality?		Ø
8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community?		ď
9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency?		
10. Will project have a major adverse effect on existing or future recreational opportunities?		
11. Will project result in major traffic problems or cause a major effect to existing transportation systems?		Ø
12. Is project non-farm related and located within a certified agricultural district?		L
13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation?		g
14. Will project have any adverse impact on public health or safety?		
15. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood?		区
16. Is there public controversy concerning any potential impact of the project?		Ø
FOR AGENCY LISE ONLY		
Preparer's Signature: Land Surveyor Preparer's Title: Land Surveyor	7 May	88
/		

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

٠.	Planning Board Application Form.		
	1.		Environmental Assessment Statement
•	*2.		Proxy Statement
	3.		Application Fees
	4.		Completed Checklist
II.	Subđi		necklist items shall be incorporated on the prior to consideration of being placed on ard Agenda.
	.1.		Name and address of Applicant.
	*2.		Name and address of Owner.
	3.		Subdivision name and location.
	4.		Tax Map Data (Section-Block-Lot).
	5.		Location Map at a scale of l" = 2,000 ft. (806)
	6.		Zoning table showing what is required in the particular zone and what applicant is proposing.
	7.	N/A	Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
	8.		Date of plat preparation and/or date of any plat revisions.
	9.		Scale the plat is drawn to and North Arrow.
	10.		Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
	11.		Surveyor's certification.
	12.		Surveyor's seal and signature.
•	Tf and	nliamble	

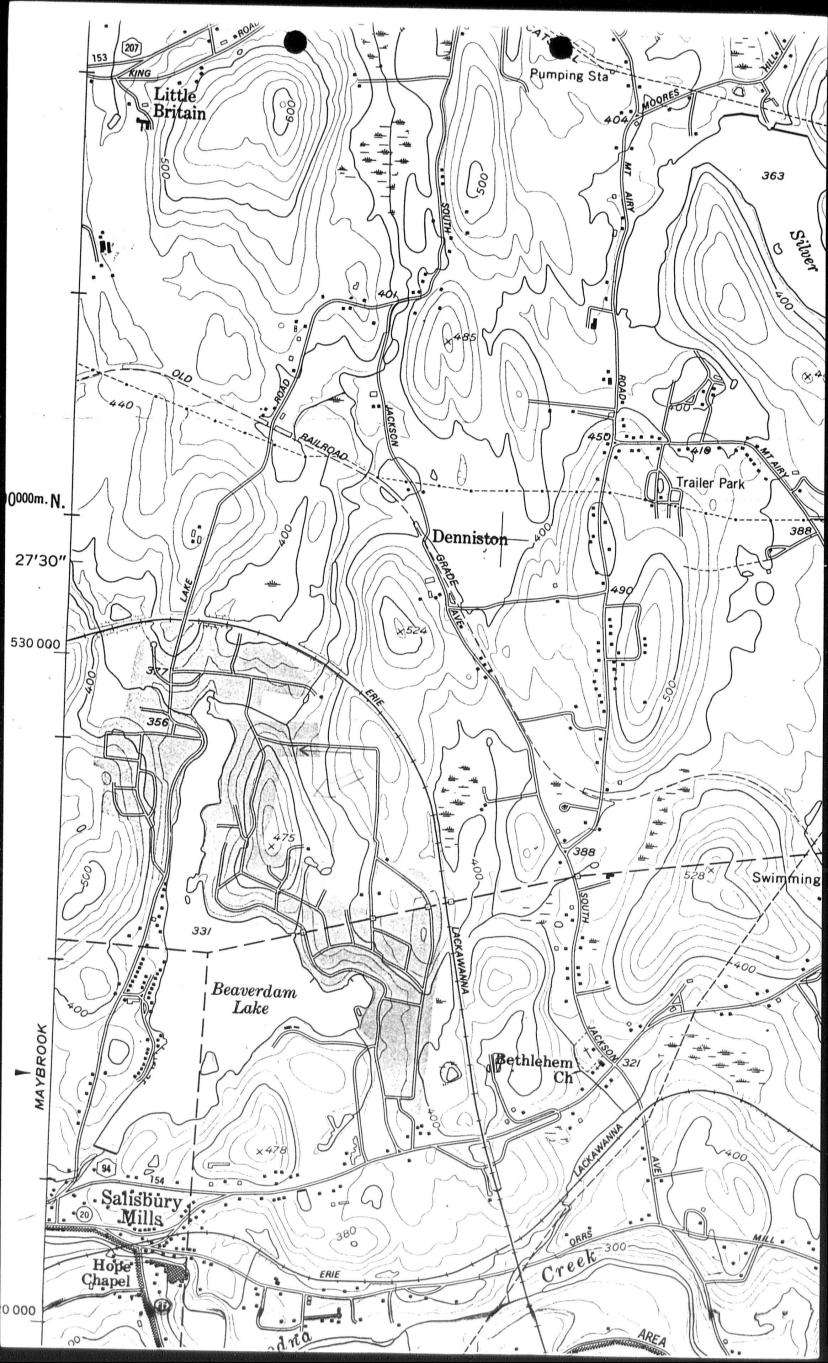
Page 1 of 3

13.		Name of adjoining owners.
*14.	M/+	Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
*15.	N/A	Flood land boundaries.
16.	N/A	A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17.		Final metes and bounds.
18.		Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19.		Include existing or proposed easements.
20.		Right-of-Way widths.
21.	(Prelim.)	Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22.		Lot area (in square feet for each lot less than 2 acres).
23.		Number the lots including residual lot.
24.	N/A	Show any existing waterways.
*25.	<i>N/k</i>	A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26.	(Prelim)	Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27.		Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including locations, size and depths).
28.		Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

If applicable.

29. <u> </u>	"septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. <u>//</u> *	Provide "septic" system design notes as required by the Town of New Windsor.
31.	Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. Prelimi	Indicate percentage and direction of grade.
33.	Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34.	Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35/A	<pre>Indicate location of street or area lighting (if required).</pre>
of the Applicant.	ed as a guide only and is for the convenience The Town of New Windsor Planning Board may notes or revisions prior to granting approval.
PREPARER'S ACKNOWLE	OGEMENT:
accordance with this	oposed subdivision has been prepared in schecklist and the Town of New Windsor best of my knowledge.
	By: Licensed Professional
•	· •

Page 3 of 3



VASCELLO ROAD

9 EDGE OF PAVEMENT 576°47'30"E 116.00' POLE LOT NO. 1 F.M. # 1807 FRAME HOUSE OIL FILL LOT NO 3 F.M. # 1807 N 76°26'00"W 87.91 N 765820 W 28.09' (F.M=N77 01.30"W)

GENERAL NOTES

- 1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209 (2) of the New York State Education Law.
- 2. Only copies from the original of this survey, marked with an original of land surveyor's inked seal, small be considered to be valid true copies.
- 3. Certification shall run only to the person for whom the survey is prepared, and on his mehalf to the title company, covernmental agency and lending institution listed hereon and is not transferable to additional institutions or subsequent owners.

SPECIAL NOTES ~~~~~~~~~~~~~

- 1. Being Lot No. 2, as shown on a Map entitled "Subdivision of Lands of Vascello", said map having been filed in the Orange County Clerk's Office on 19 June 1959 as Map No. 1807.
- 2. Surveyed in accordance with said map, deeds of record and physical monumentation found at time of the survey.
- 3. Offsets shown are at right angles to the property lines.
- 4. No certification is made for items not visible at ground surface at time of the survey.
- 5. This survey was prepared prior to the receipt of a Title Report or Abstract of Title and is therefore subject to easements and other grants not visible, if any.

CERTIFICATION

 \mathcal{N}

I hereby certify to Raymond Albrecht, Elizabeth Albrecht, Commonwealth Mortgage Company of America LP and American Title Insurance Company that this plan resulted from an actual field survey of the indicated premises completed on 13 October 1987 performed in accordance with the Code of Practice adopted by the N.Y.S. Association of Professional Land Surveyors, Inc., and is, to the best of my knowledge and belief, correct.



N/F NEWKIRK L.1782. P. 1039 (LOT 2. FM.NO. 3359)

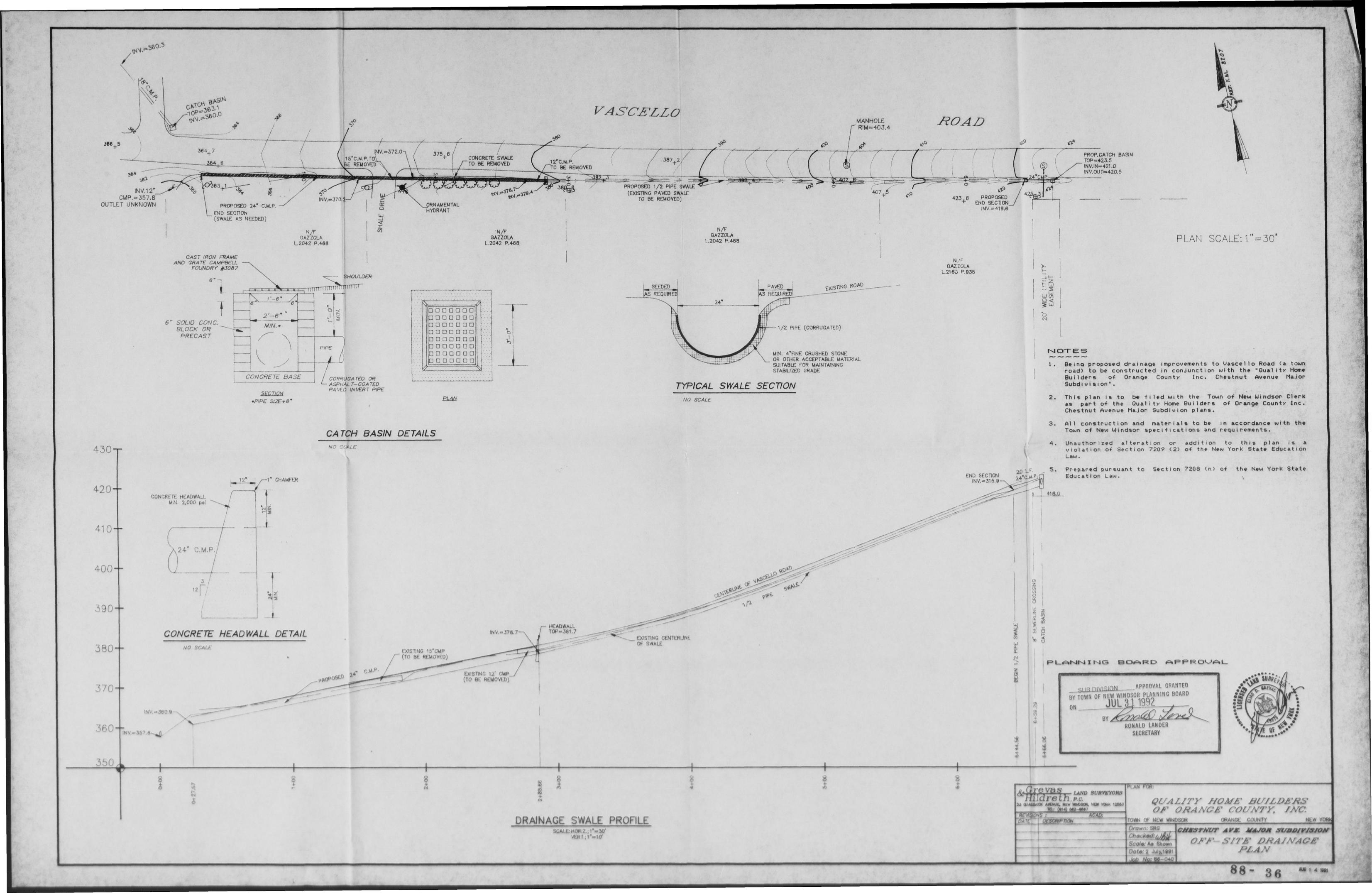
QUALITY MOMES INC. (LOTNO 3 FM 8207)

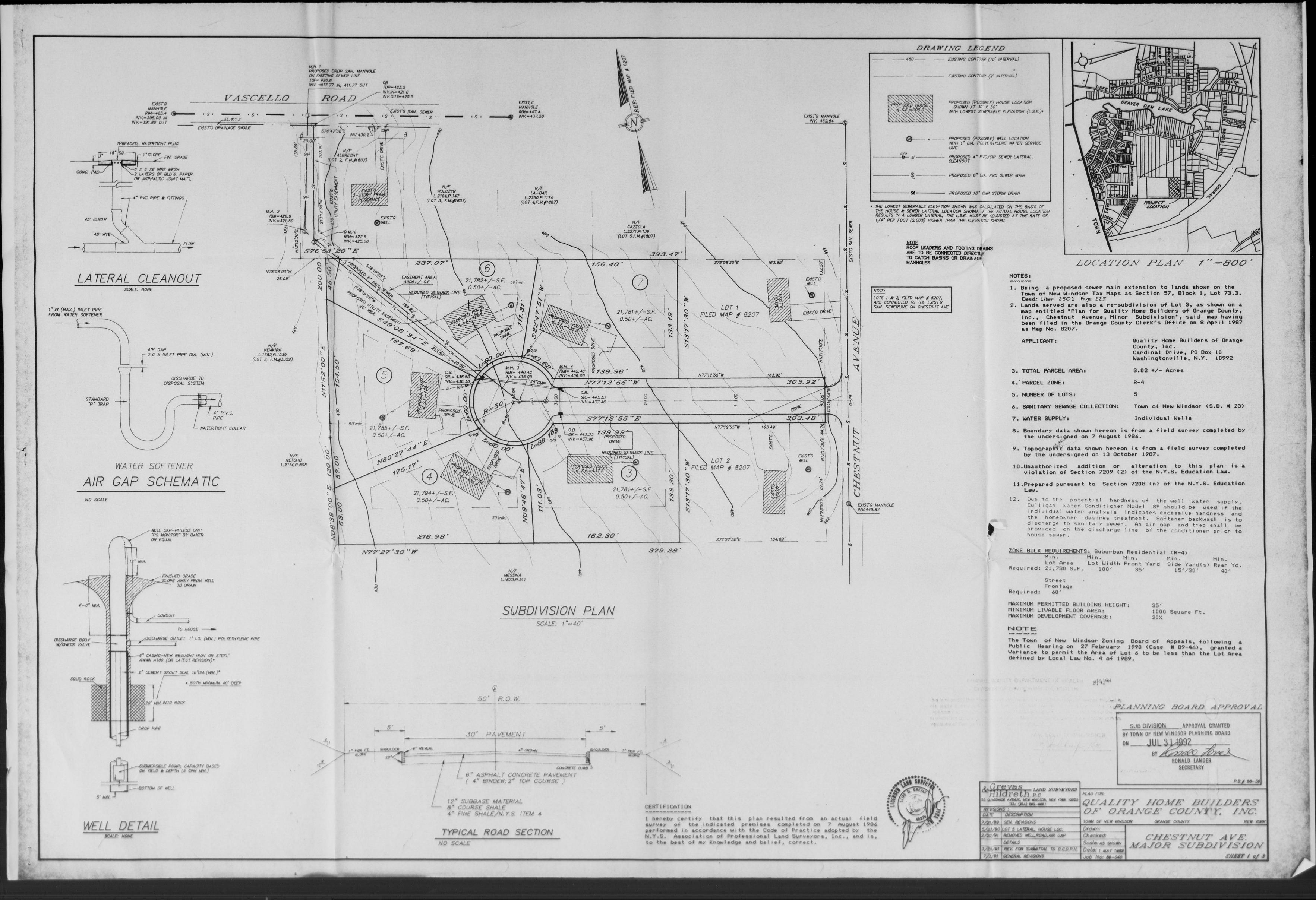
SURVEY FOR. ELIAS D. GREVAS, L.S. RAYMOND ALBRECHT LAND SURVEYOR 33 QUASSAICK AVENUE NEW WINDSOR, NEW YORK 12550 & ELIZABETH ALBRECHT REVISIONS: TOWN OF NEW WINDSOR - ORANGE COUNTY - NEW YORK DATE DESCRIPTION

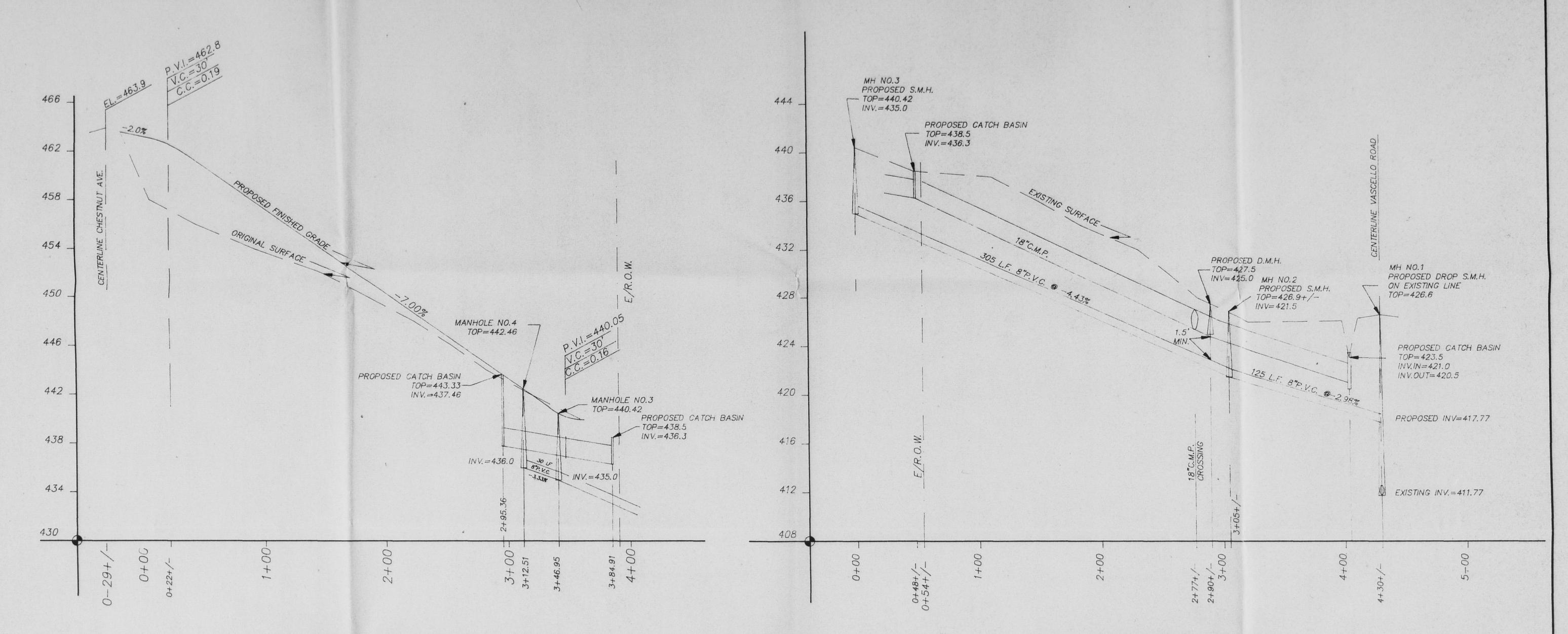
Job No: 88 - 030

	DEGOMM NOM	
C-1188	KEVISED CEXTIFICATION	Drawn: WBN
		Checked:
		Scale: 1"= 30'
		Date: 8 MAR. 88

BOUNDARY / LOCATION SURVEY







PROPOSED TOWN ROAD PROFILE

SCALE: HOR.; 1"=40" VER .; 1"=4"

UTILITY EASEMENT PROFILE

SCALE: HOR.; 1"=40' VER.; 1"=4'

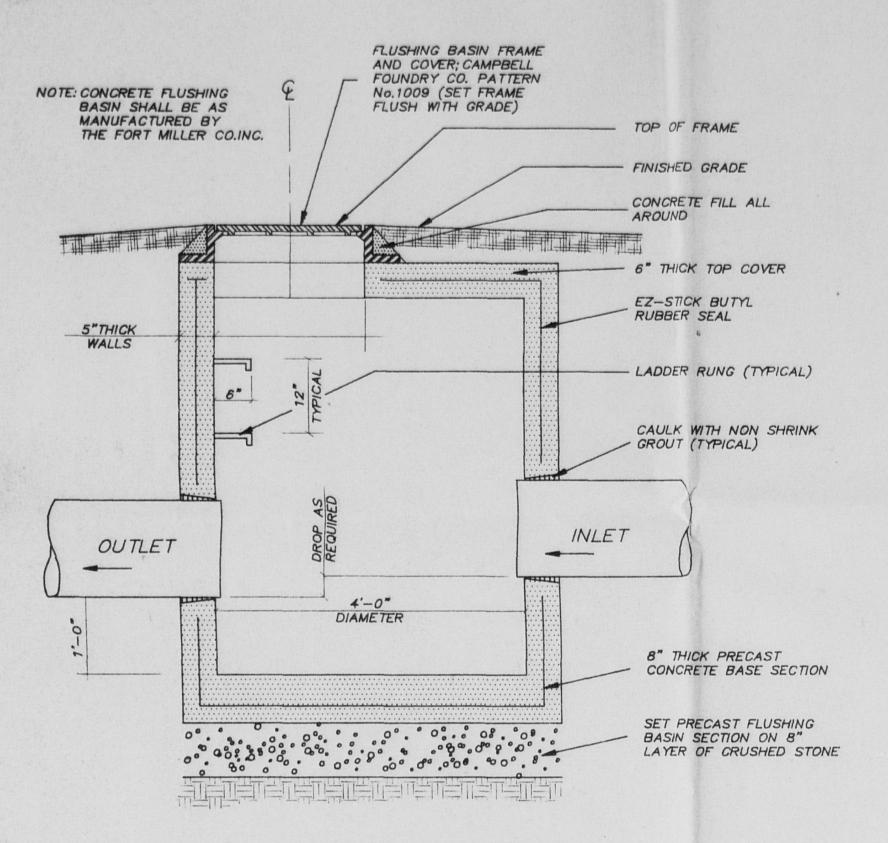
SUB DIVISION APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD

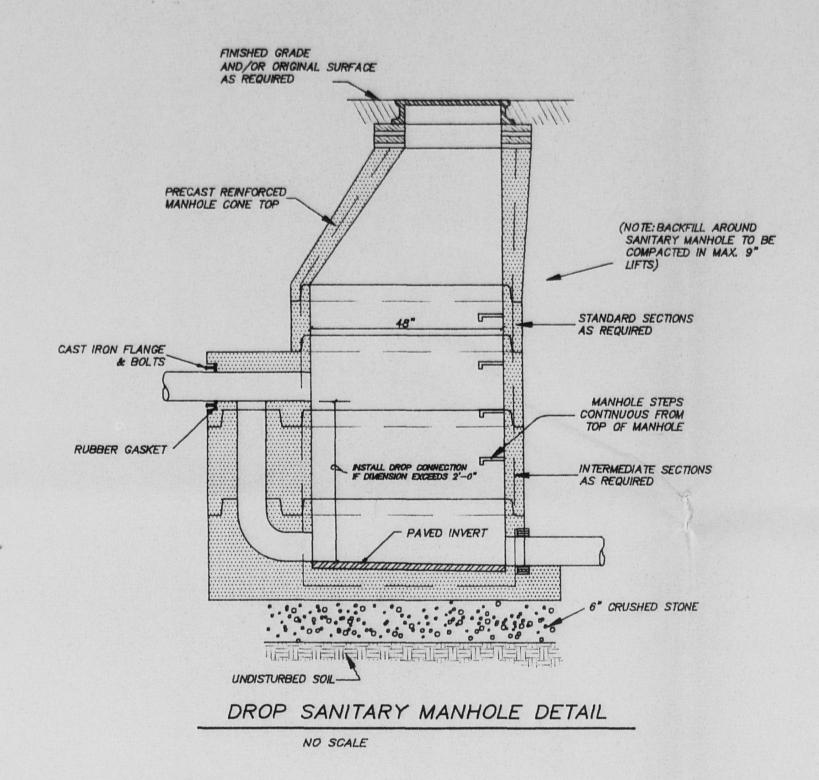


PREPARED PURSUANT TO SECTION 7208(n)
OF THE N.Y.S. EDUCATION LAW

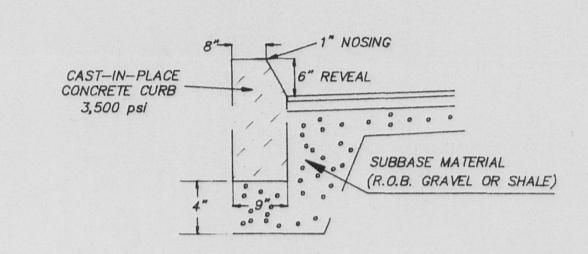
& Grevas LAND SURVEYORS Hildreth.P.C. 53 QUASSAICK AVENUE, NEW WINDSOR, NEW YORK 12550 TEL: (814) 562-6687		LITY HOMEBUILDERS ORANGE COUNTY, INC.
REVISIONS : DATE DESCRIPTION	TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK	
2/20/91 ADDED MANHOLE NUMBERS	Drawn:SRGCAD	
7/3/91 GENERAL REVISIONS	Checked: CHESTNUT AVE	CHESTNUT AVENUE
	Scale: As Shown	MAJOR SUBBIVISION
The second secon	Date:5 May'89	PROFILES
	Job No:86-040	SHENT 2 of 3

UNAUTHORIZED ADDITION OF ALTERATION TO THIS PLAN IS A WOLATION OF SECTION 7209 (2) OF THE N.Y.S. EDUCATION LAW



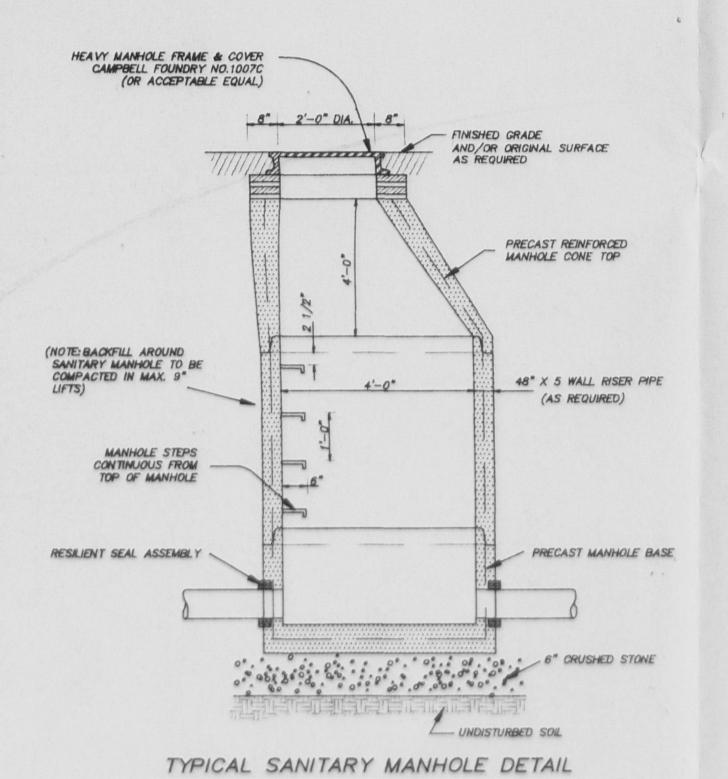


DRAINAGE MANHOLE DETAIL NO SCALE



CONCRETE CURB DETAIL

SCALE: NONE



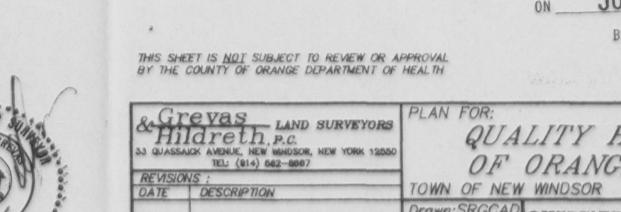
NO SCALE

CAST IRON FRAME & GRATE CAMPBELL FOUNDRY #2633 PAVEMENT-6" SOLID CONC. BLOCK CONCRETE BASE SECTION

> CURB INLET DETAILS NO SCALE

PLAN

8/9/01



BY TOWN OF NEW WINDSOR PLANNING BOARD ON JUL 31 1992 RONALD LANDER SECRETARY

QUALITY HOMEBUILDERS OF ORANGE COUNTY, INC.

Job No:86-04

CHESTNUT AVE. MAJOR SUBDIVISION Checked: CONSTRUCTION DETAILS Scale: As Sho Date:28 Mar.